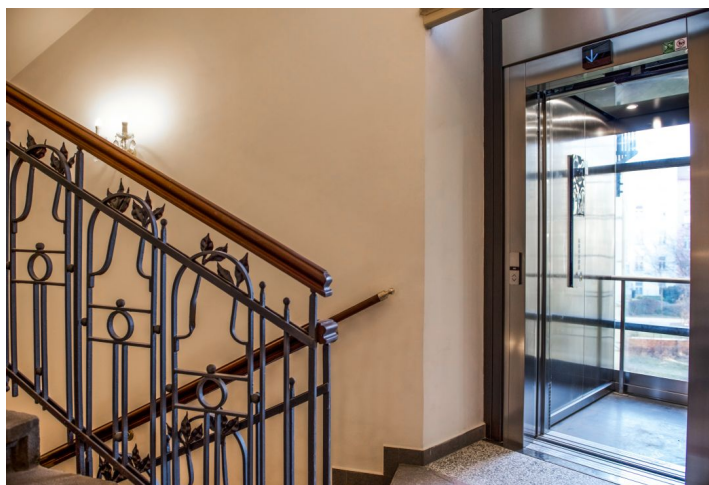
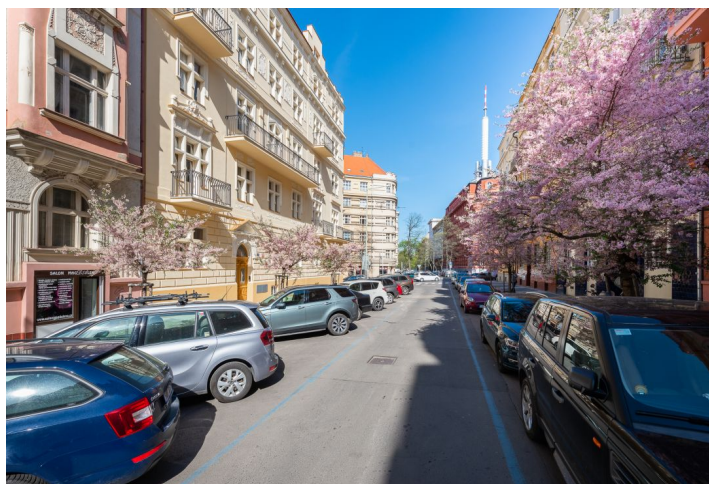




## Apartment Three-bedroom (4+kk)

Sold

105 m<sup>2</sup>, Praha 2, Vinohrady, Na Švihance





## Apartment Three-bedroom (4+kk)

**Sold**105 m<sup>2</sup>, Praha 2, Vinohrady, Na Švihance

Total area	108 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	28553

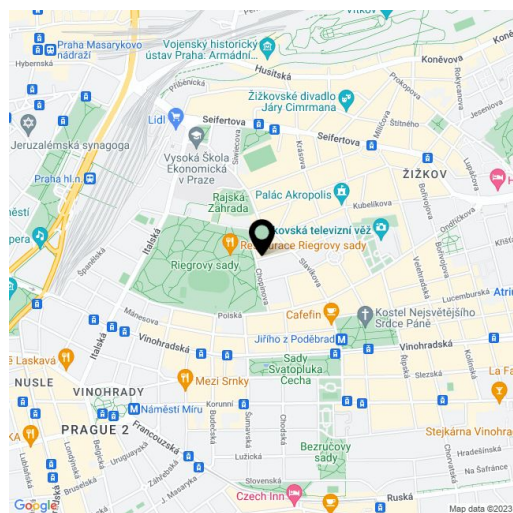
Spacious apartment with high ceilings and a balcony is located on the 4th floor of the new **Na Švihance 11** residence. The elegant Vinohrady residence was created by the reconstruction of an Art Nouveau house situated on a street lined with beautiful Japanese cherry trees, just a few steps from Rieger's Orchards and Jiřího z Poděbrad square.

The apartment is offered in **its original condition before reconstruction**, which allows completion according to the owner's needs and wishes. The apartment has **preserved original casement windows and partial parquet flooring**. The architectural design counts with reconstruction and efficient use of space to create a 3-bedroom layout - see the attached plan.

**The whole building underwent a reconstruction** of the common areas, facades, roof and standpipe lines. The reconstruction also included the distribution of heating and electricity (supplied to the apartment), a new gas boiler room and the construction of a glass elevator (to the mezzanine).

**Vinohrady, the most sought after residential location** offers all services within walking distance: restaurants, cafes, bistros, groceries, health centers, pharmacies, kindergartens and elementary schools. In Rieger's Orchards there is a gymnasium with a swimming pool, outdoor gym and a well-equipped playground. On the square of Jiřího z Poděbrad, there are regular farmers markets.

Unit size 105.17 m<sup>2</sup>, balcony 3.2 m<sup>2</sup>.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Three-bedroom (4+kk)

105 m<sup>2</sup>, Praha 2, Vinohrady, Na Švihance

Sold

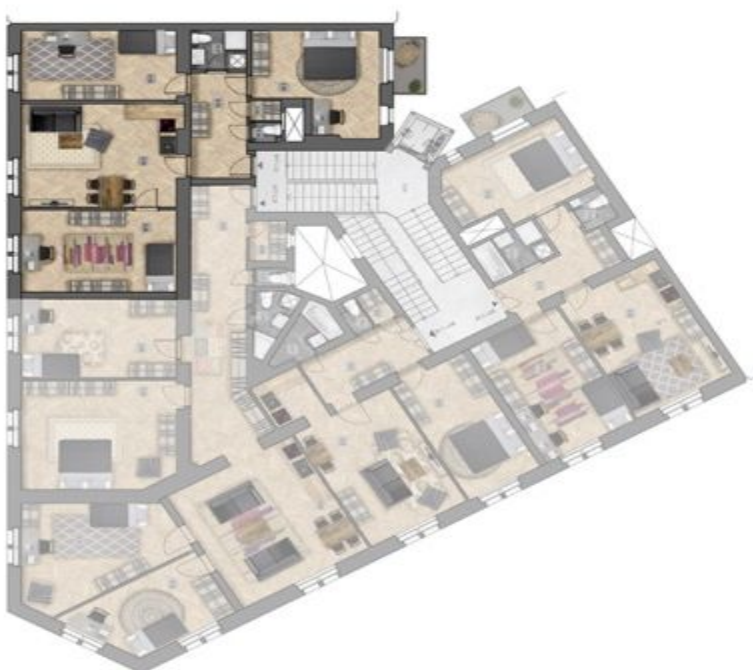




## Apartment Three-bedroom (4+kk)

**Sold**105 m<sup>2</sup>, Praha 2, Vinohrady, Na Švihance**Byt č.21**

5.podlaží	105,17 m <sup>2</sup>
5.13 Chodba	9,6
5.14 Pokoj	17,7
5.15 Komora	1,1
5.16 WC	1,1
5.17 Koupelna	3,5
5.18 Ložnice	18,3
5.19 Obývací pokoj+kk	26,0
5.20 Pokoj	20,9
balkon	3,2



umístění bytu na patře



## Apartment Three-bedroom (4+kk)

Sold

105 m<sup>2</sup>, Praha 2, Vinohrady, Na Švihance

umístění bytu v objektu

