



Apartment Two-bedroom (3+kk)

Sold

82 m², Prague 2, Vinohrady, Na Švihance





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Total area	87 m ²
Floor area*	82 m ²
Balcony	5 m ²
Parking	-
Cellar	-
PENB	G
Reference number	29550

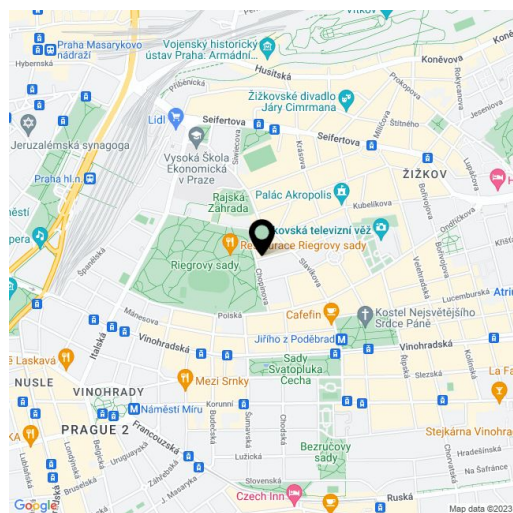
Apartment with high ceilings and a 2 balconies, located on the 1st floor of the new **Na Švihance 11** residence. The elegant Vinohrady residence was created by the reconstruction of an Art Nouveau house situated on a street lined with beautiful Japanese cherry trees, just a few steps from Rieger's Orchards 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, original wooden doors complete with wooden frames and partial parquet flooring**. The architectural design counts with reconstruction and efficient use of space to create a 2-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 82.53 m², balconies (2.2 + 2,2 m²).



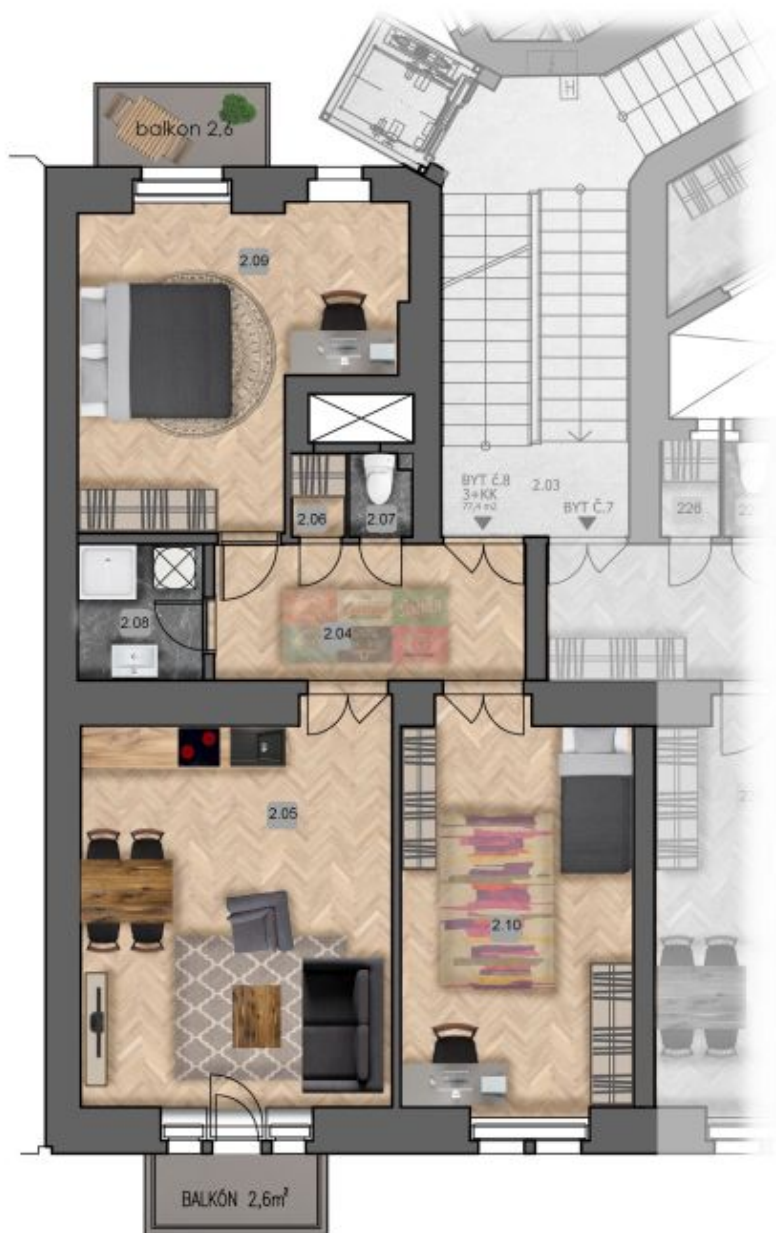
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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2.04	Chodba	8,8
2.05	Obývací pokoj+kk	25,1
2.06	Komora	0,9
2.07	WC	1,1
2.08	Koupelna	3,5
2.09	Ložnice	18,0
2.10	Ložnice	20,0
<hr/>		
	balkon	2,6
	balkon	2,6



umístění bytu na patře



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umístění bytu v objektu