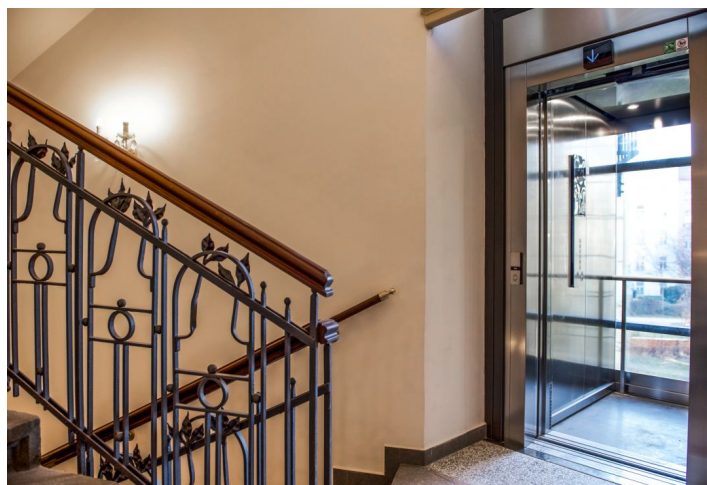
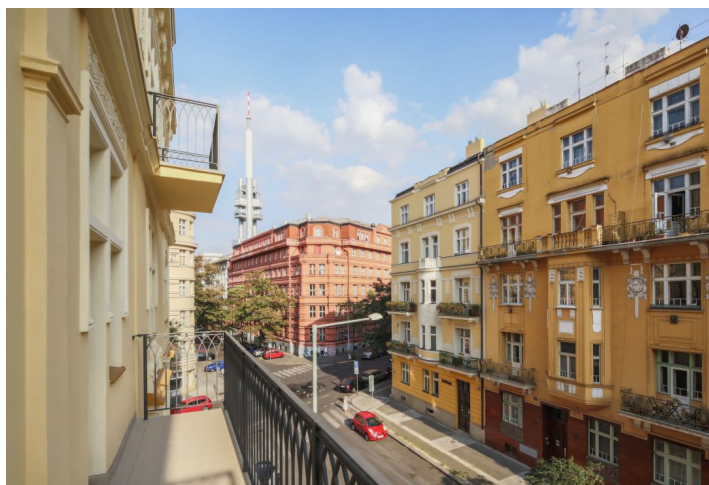
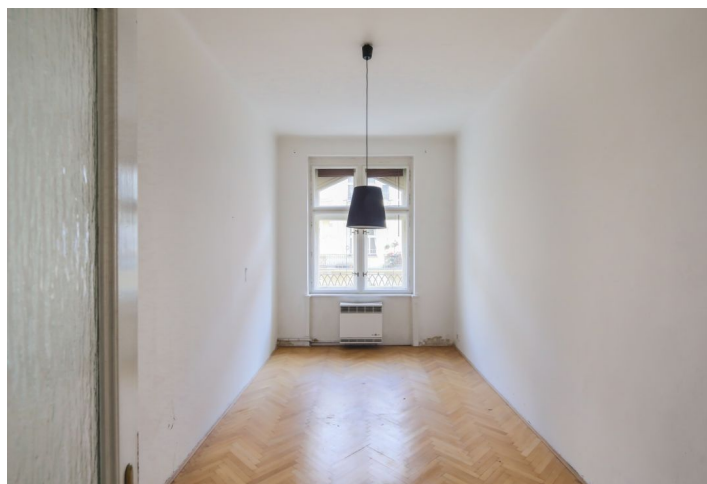




## Apartment Two-bedroom (3+kk)

Sold

97 m<sup>2</sup>, Prague 2, Vinohrady, Na Švihance





## Apartment Two-bedroom (3+kk)

**Sold**97 m<sup>2</sup>, Prague 2, Vinohrady, Na Švihance

Total area	105 m <sup>2</sup>
Floor area*	97 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	30176

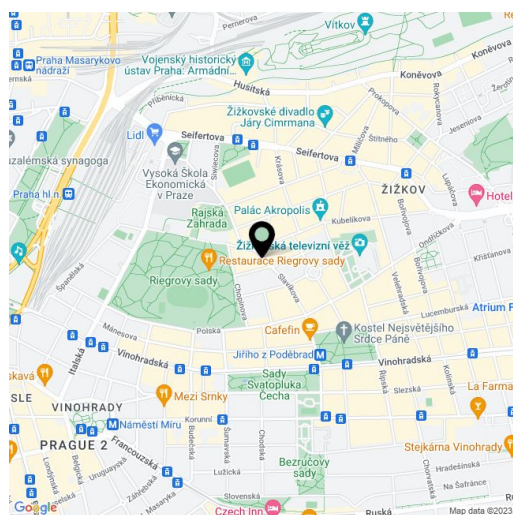
Apartment with high ceilings and a balcony, located on the 2nd floor of the new **Na Švihance 11** residence. The elegant Vinohrady residence was created by the reconstruction of an Art Nouveau house situated on a street lined with beautiful Japanese cherry trees, just a few steps from Rieger's Orchards 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 97.5 m<sup>2</sup>, balcony 7.6m<sup>2</sup>.



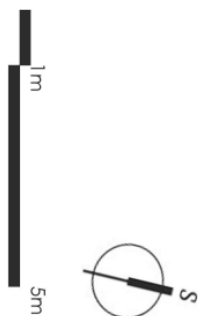
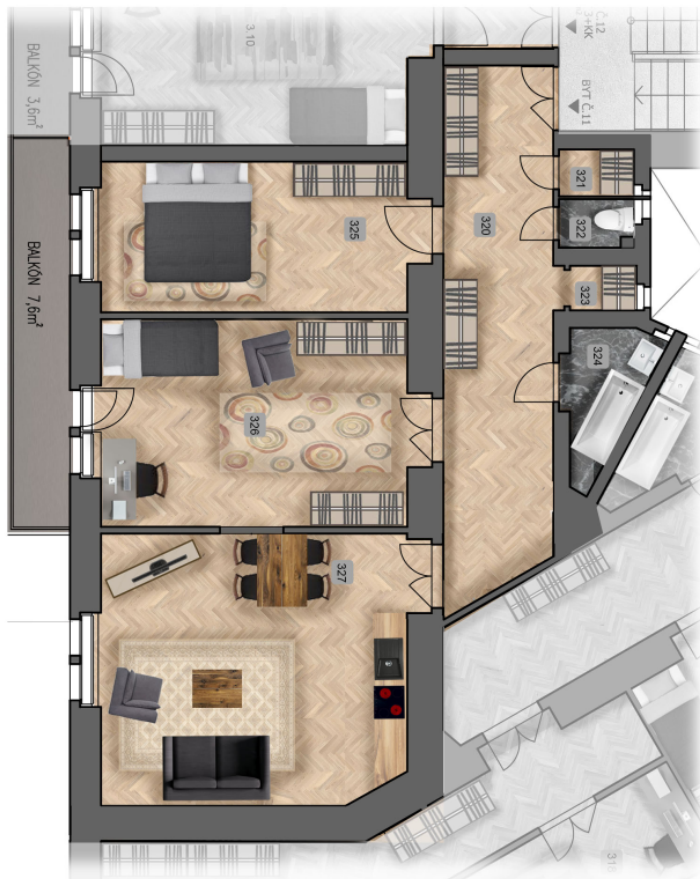
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Two-bedroom (3+kk)

97 m<sup>2</sup>, Prague 2, Vinohrady, Na Švihance

**Sold**



**Apartment Two-bedroom (3+kk)**97 m<sup>2</sup>, Prague 2, Vinohrady, Na Švihance**Sold****Byt č.11****3.podlaží 97,5 m<sup>2</sup>**

320	Chodba	19,7
321	Komora	1,2
322	WC	1,2
323	Komora	1,1
324	Koupelna	3,6
325	Pokoj	16,7
326	Pokoj	21,8
327	Obývací pokoj + kk	27,1
balkon		7,6

**Plocha bytu dle NOZ 97,5 m<sup>2</sup>**

umístění bytu na patře



## Apartment Two-bedroom (3+kk)

97 m<sup>2</sup>, Prague 2, Vinohrady, Na Švihance

**Sold**

umístění bytu v objektu

