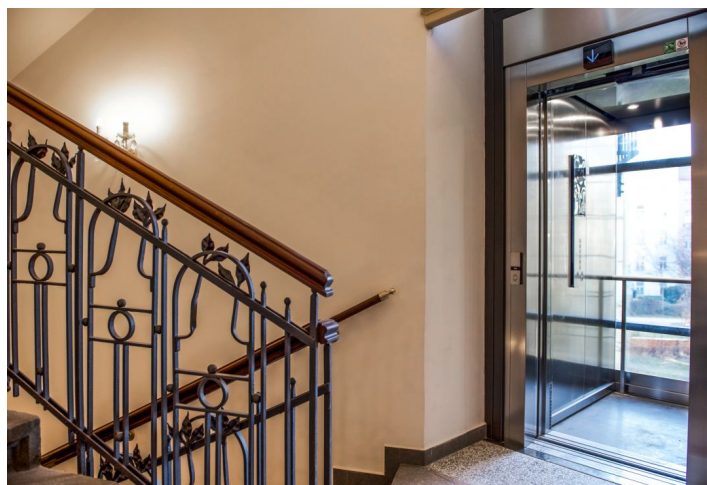
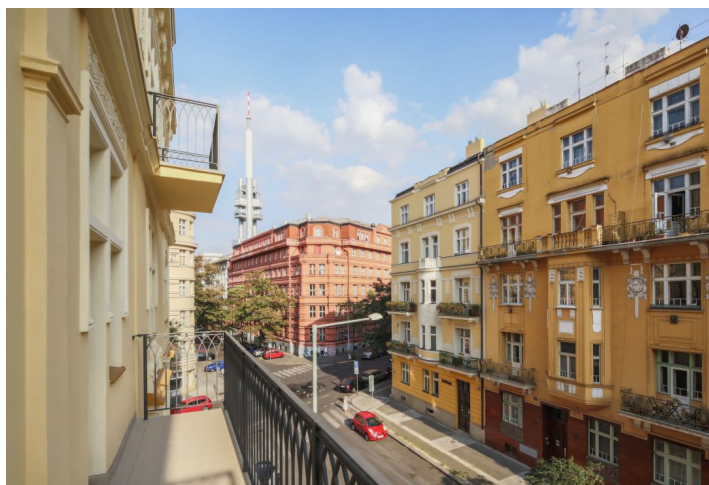
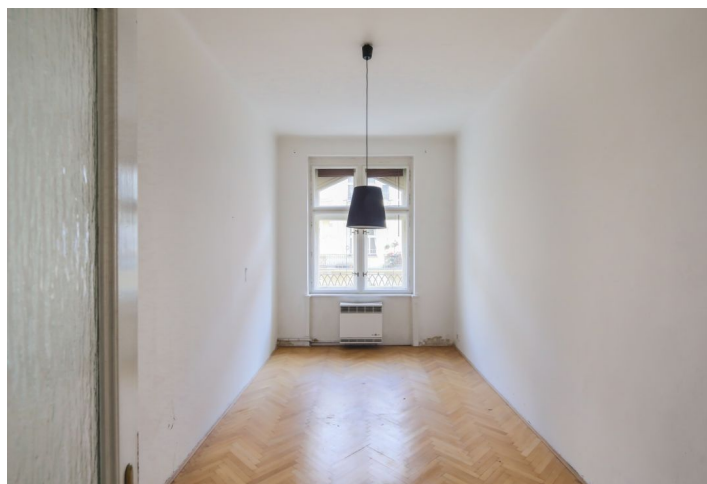




Apartment Two-bedroom (3+kk)

Sold

97 m², Prague 2, Vinohrady, Na Švihance





Apartment Two-bedroom (3+kk)

Sold97 m², Prague 2, Vinohrady, Na Švihance

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

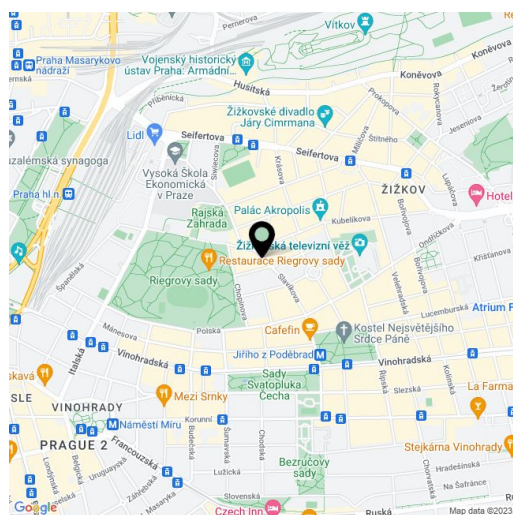
Apartment with high ceilings and a balcony, located on the 2nd floor of the new **Na Švihance 11** residence. The elegant Vinohrady residence was created by the reconstruction of an Art Nouveau house situated on a street lined with beautiful Japanese cherry trees, just a few steps from Rieger's Orchards 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 m², balcony 7.6m².



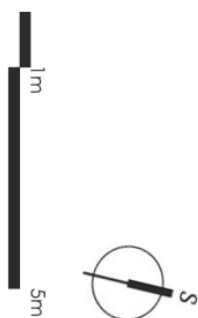
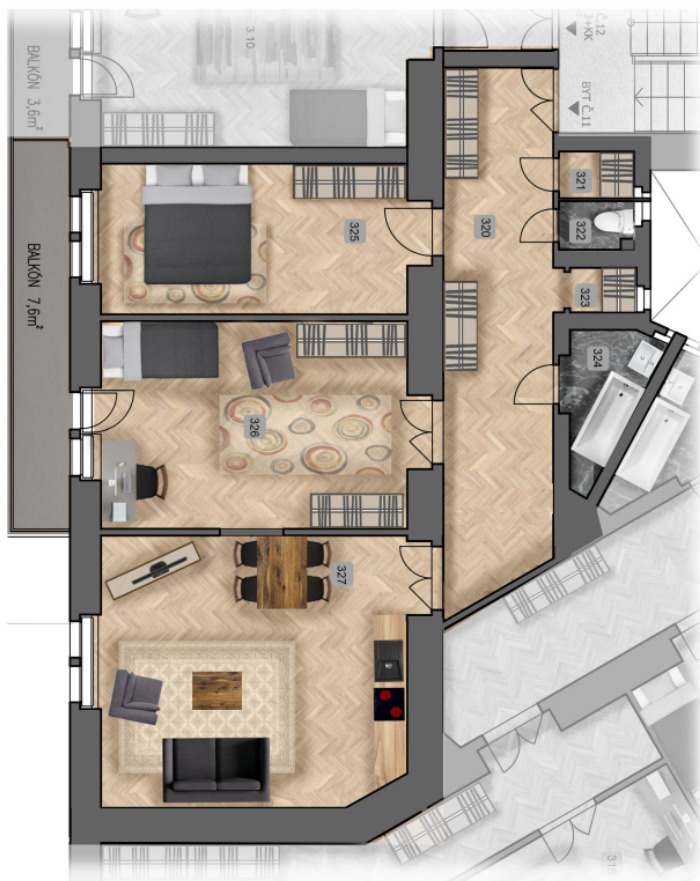
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Two-bedroom (3+kk)

97 m², Prague 2, Vinohrady, Na Švihance

Sold



**Apartment Two-bedroom (3+kk)**97 m², Prague 2, Vinohrady, Na Švihance**Sold****Byt č.11****3.podlaží 97,5 m²**

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 m²

umístění bytu na patře



Apartment Two-bedroom (3+kk)

97 m², Prague 2, Vinohrady, Na Švihance

Sold



umístění bytu v objektu