

Apartment Two-bedroom (3+kk)

Sold

110 m², Prague 2, Vinohrady, Na Švihance

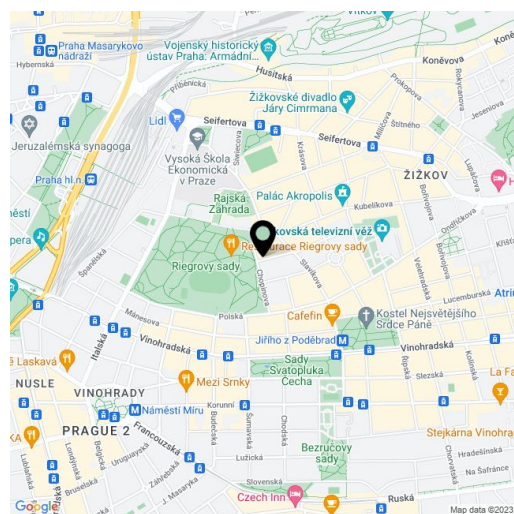


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Total area	110 m ²
Parking	-
Cellar	-
PENB	G
Reference number	28529



* 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 with high ceilings, located on the ground floor of the new [Na Švihance 11](#) residence. The elegant Vinohrady residence was created by the reconstruction of an Art Nouveau building situated on a street lined with beautiful Japanese cherry trees, just a few steps from Riegrovy sady Park and Jirího z Poděbrad Square.

The apartment is offered in its **original condition before reconstruction**, which allows future owners to complete it according to their needs and wishes. The apartment features preserved **original casement windows, original wooden doors complete with wooden frames, and partial parquet flooring**. A prepared architectural design proposes a more efficient use of the space by creating a 3-bedroom layout - see the attached plan.

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

Vinohrady, one of the most sought-after residential locations in Prague, offers all services within walking distance: restaurants, cafes, bistros, groceries, health centers, pharmacies, kindergartens and elementary schools. In Riegrovy sady Park there is a gym with a swimming pool, an outdoor gym, and a well-equipped playground. Regular farmer's markets are held on Jirího z Poděbrad Square.

Unit size 110.01 m².

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Byt č.1

1. podlaží 110,01 m²

117	Chodba	11,0
118	Pokoj	5,8
119	Komora	1,2
120	WC	1,3
121	Pokoj	17,0
122	Pokoj	22,6
123	Koupelna	4,0
124	Chodba+kk	11,4
125	Pokoj	29,4



umístění bytu na patře

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umístění bytu v objektu

