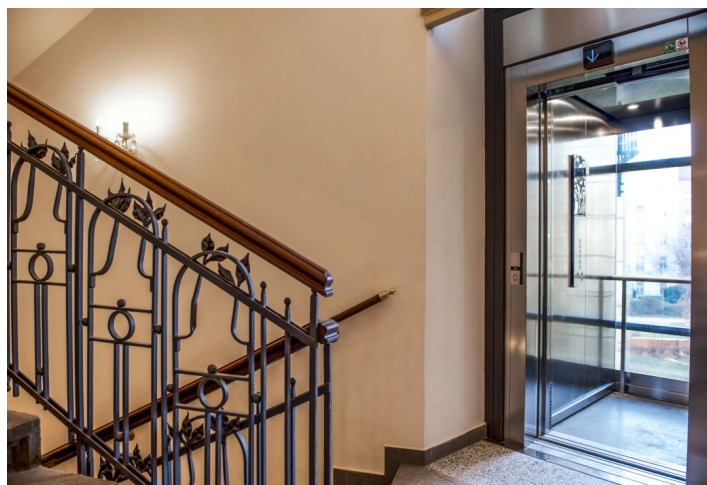




Apartment Two-bedroom (3+kk)

Sold

77 m², Prague 2, Vinohrady, Na Švihance





Apartment Two-bedroom (3+kk)

Sold

77 m², Prague 2, Vinohrady, Na Švihance

Total area	84 m²
Floor area*	77 m²
Terrace	7 m²
Parking	-
Cellar	-
PENB	G
Reference number	28498

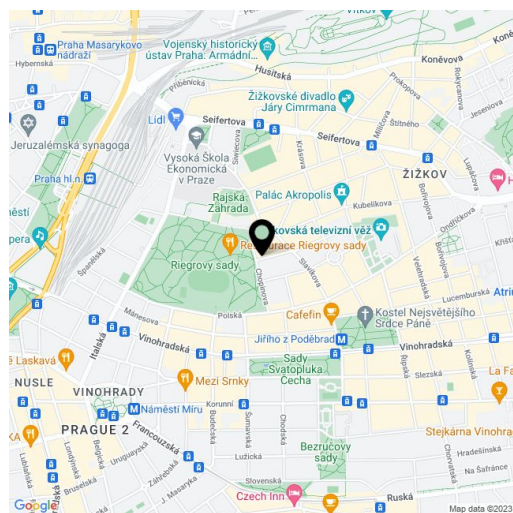
This new apartment with a courtyard-facing terrace is located on the 5th floor of the elegant Vinohrady **Na Švihance 11** residence. The project was created by the reconstruction of an Art Nouveau house situated on a street lined with beautiful Japanese cherry trees, just a few steps from Rieger's Orchards and Jiřího z Poděbrad square.

The layout features a living room with a preparation for kitchen unit and with terrace, 2 southern bedrooms, a bathroom, separate toilet and a hallway.

The apartment is offered in the state of "**white walls**", which allows for the finishing of the floors, bathroom, kitchen and interior doors to be done according to the owner's wishes. Features include new wooden windows, a security entrance door, and a videophone. **The whole building underwent a reconstruction** of the common areas, facades, roof and ascending lines. Part of the reconstruction was also the distribution of heating and electricity (supplied to the apartment), a new gas boiler room and the construction of a glass elevator that goes all the way up to the floor.

Vinohrady, a 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 76.25 m², terrace 7.4 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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**Apartment Two-bedroom (3+kk)****Sold**

77 m², Prague 2, Vinohrady, Na Švihance

Byt č.24**6.podlaží 76,25 m²**

6.08	Chodba	10,8
6.09	WC	1,7
6.10	Ložnice	13,6
6.11	Pokoj	19,0
6.12	Koupelna	4,0
6.13	Obývací pokoj+kk	24,7

Terasa(balkon) 7,4



umístění bytu na patře



Apartment Two-bedroom (3+kk)

Sold

77 m², Prague 2, Vinohrady, Na Švihance



umístění bytu v objektu