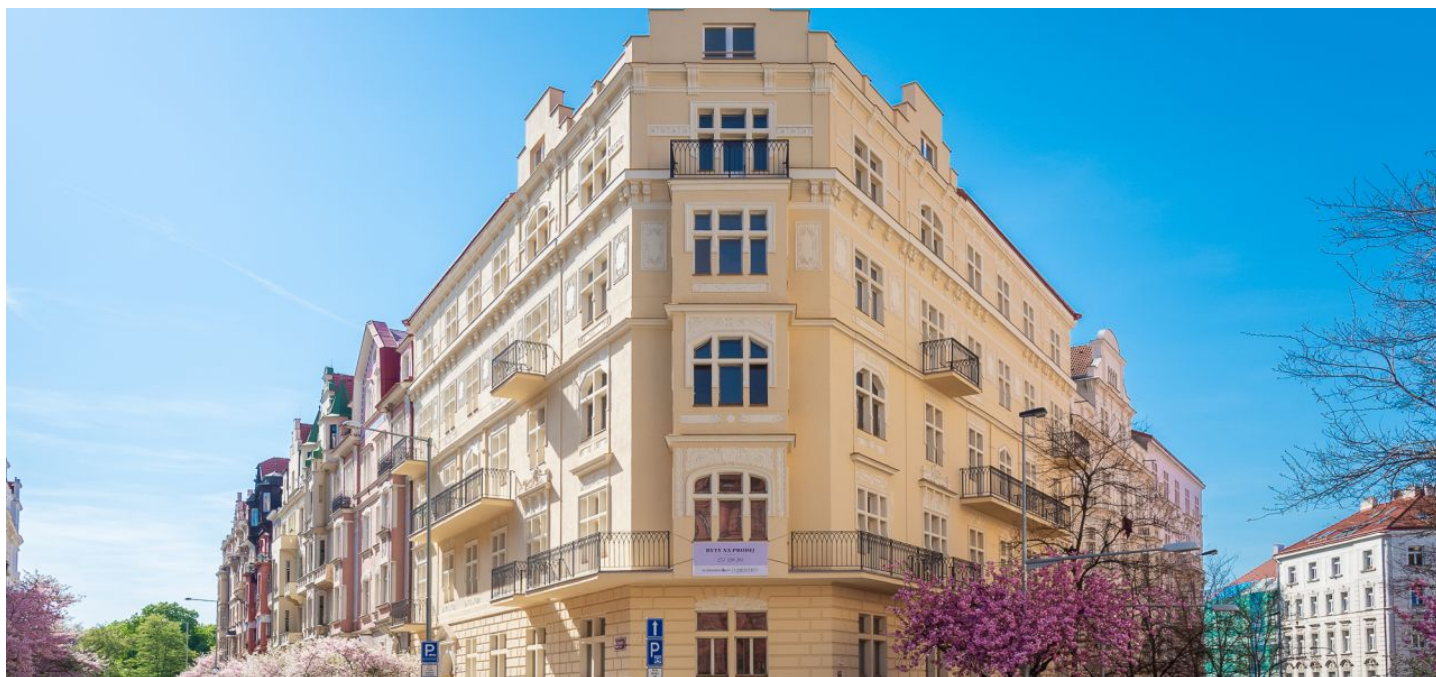




## Apartment One-bedroom (2+kk)

**Sold**

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





## Apartment One-bedroom (2+kk)

**Sold**

60 m², Prague 2, Vinohrady, Na Švihance

|                  |       |
|------------------|-------|
| Total area       | 62 m² |
| Floor area*      | 60 m² |
| Balcony          | 2 m²  |
| Parking          | -     |
| Cellar           | -     |
| PENB             | G     |
| Reference number | 28531 |

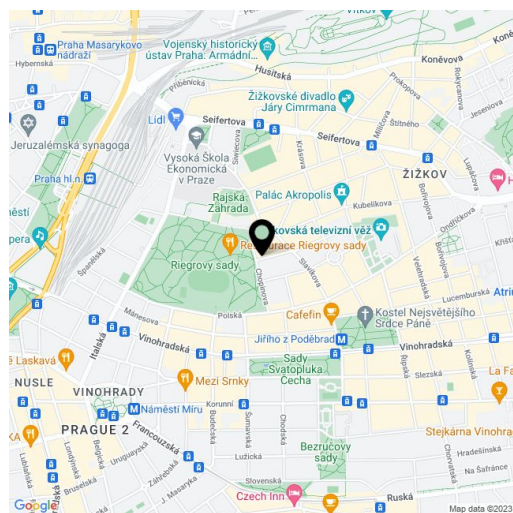
Apartment with high ceilings and a balcony facing the courtyard, located on the ground floor of the new [Na Švihance 11](#) residence. The elegant Vinohrady residence was created by the reconstruction of an Art Nouveau house situated on a street lined with beautiful Japanese cherry trees, just a few 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 1-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 60.26 m², balcony 2.6 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.





## Apartment One-bedroom (2+kk)

60 m², Prague 2, Vinohrady, Na Švihance

**Sold**



**Apartment One-bedroom (2+kk)****Sold**

60 m², Prague 2, Vinohrady, Na Švihance

**Byt č.4****1. podlaží 60,26 m²**

|      |                  |      |
|------|------------------|------|
| 1.06 | Chodba           | 5,1  |
| 1.07 | Obývací pokoj+kk | 26,2 |
| 1.08 | Komora           | 1,4  |
| 1.09 | WC               | 1,3  |
| 1.10 | Koupelna         | 3,0  |
| 1.11 | Ložnice          | 18,0 |

**balkon****2,6**

umístění bytu na patře



## Apartment One-bedroom (2+kk)

**Sold**

60 m², Prague 2, Vinohrady, Na Švihance

umístění bytu v objektu

