



Apartment Two-bedroom (3+kk)

Sold

85 m², Prague 2, Vinohrady, Na Švihance





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Total area	91 m²
Floor area*	85 m²
Balcony	6 m²
Parking	-
Cellar	-
PENB	G
Reference number	28546

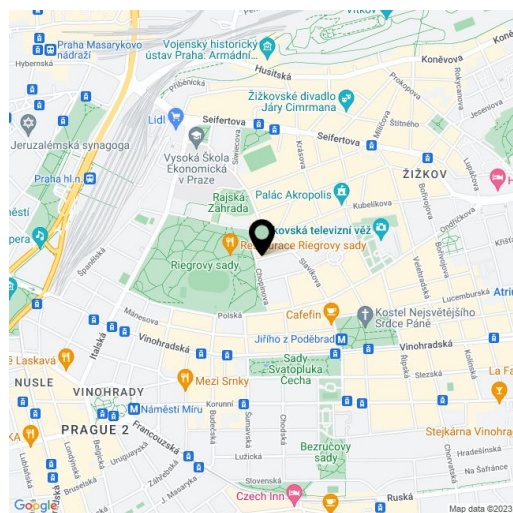
Apartment with high ceilings and a 2 balconies is located on the 3th floor of the new **Na Švihance 11** residence. The elegant Vinohrady residence was created by the reconstruction of an Art Nouveau house situated on a street lined with beautiful Japanese cherry trees, just a few steps from Rieger's 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 84.51 m², balconies (3,6 m² + 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.



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**Apartment Two-bedroom (3+kk)****Sold**85 m², Prague 2, Vinohrady, Na Švihance**Byt č.12****3.podlaží 84,51 m²**

3.04	Chodba	9,6
3.05	Obývací pokoj+kk	25,1
3.06	Komora	0,9
3.07	WC	1,1
3.08	Koupelna	3,5
3.09	Ložnice	18,0
3.10	Ložnice	20,0
	balkon	3,6
	balkon	2,6



umístění bytu na patře



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umístění bytu v objektu