



## Apartment One-bedroom (2+kk)

Sold

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



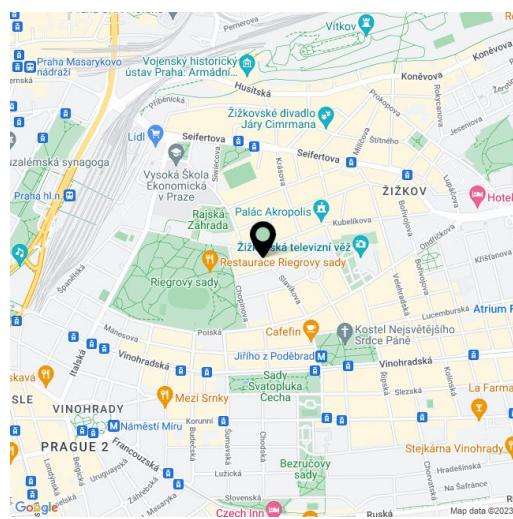


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Total area	108 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	37151



\* 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.

This apartment with a balcony facing a quiet courtyard has been expensively renovated and is located on the 4th floor of an elegant Art Nouveau corner building with an elevator. A precise interior design down to the last detail from the ID Arch studio, state-of-the-art technology, cooled ceilings, its own heat pump. Attractive location on a quiet street lined with sakura trees just a few steps from Jiřího z Poděbrad Square and Riegrovy Sady Park.

The dominant feature of the apartment is its more than **sixty-meter sunny living room** with an open plan kitchen and dining room, lit by 3 large windows facing south towards the street. The bedroom, oriented towards the quiet courtyard, with a **balcony** and bathroom, is also accessible from the entrance hall. In the closet with utility facilities, there is also storage space (washing machine, dryer, heat pump).

The apartment has completely renovated by renowned architects. Perfect thermal comfort is ensured by **ceiling heating and cooling** that can be set via an app. Facilities also include **wooden floors** (brushed bleached oak), **new wooden casement windows**, a built-in wardrobe in the bedroom, floor-to-ceiling interior doors (sliding doors between the bedroom and the bathroom) and security entrance doors. The custom-made kitchen is equipped with a durable Corian worktop and **Miele** appliances. The bathroom has a free-standing bathtub made of **cast marble**; there is also a shower, automatic toilet with an integrated bidet, and a designer heated towel rail. **Dornbracht** brand taps. The building has a refurbished facade, roof, common areas, new plumbing, electrical wiring, and heating. A modern **glass elevator** leads to the mezzanine.

One of the most sought-after residential districts located close to the city center near **Jiřího z Poděbrad Square** with its famous farmers' markets, within easy reach of stylish bistros, restaurants and cafés. There is a metro station and tram stop within a short walking distance. A section of **Riegrovy Sady Park**, with a garden restaurant, sports gym with a **swimming pool**, or an outdoor gym, is a 2-minute walk away. The park is adjacent to **Rajská Zahrada Park**.

Floor area 105.2 m<sup>2</sup>, balcony 3 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time **video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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