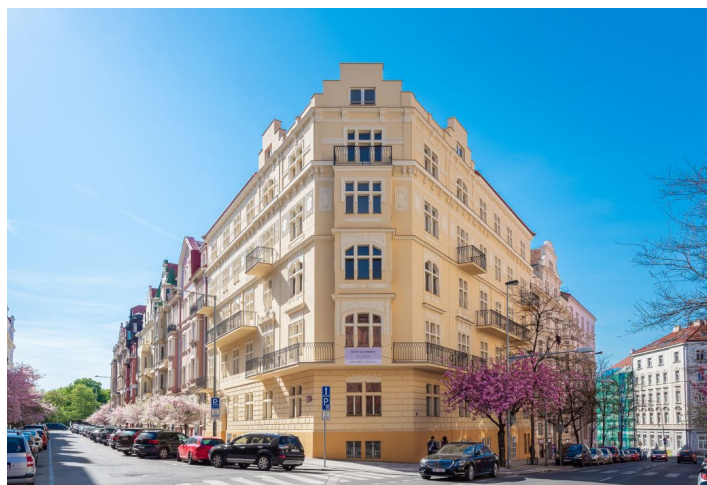




## Apartment Two-bedroom (3+kk)

**Sold**

105 m², Prague 2, Vinohrady, Na Švihance





## Apartment Two-bedroom (3+kk)

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

|                  |                    |
|------------------|--------------------|
| Total area       | 105 m <sup>2</sup> |
| Parking          | -                  |
| Cellar           | -                  |
| PENB             | G                  |
| Reference number | 28530              |

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 house situated on a street lined with beautiful Japanese cherry trees, just a few steps from Rieger's Orchards and Jiřího z Poděbrad square.

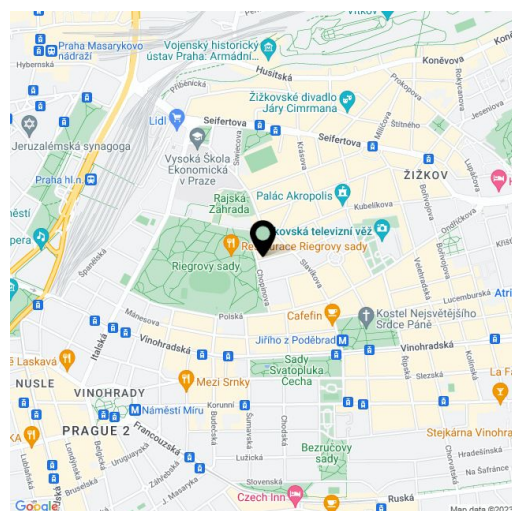
The apartment is offered in **its original condition before reconstruction**, which allows completion according to the owner's needs and wishes. The apartment has **preserved original casement windows, original wooden doors complete with wooden frames and partial parquet flooring**. The architectural design counts with reconstruction and efficient use of space to create a 3-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 104.91 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.



\* 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.

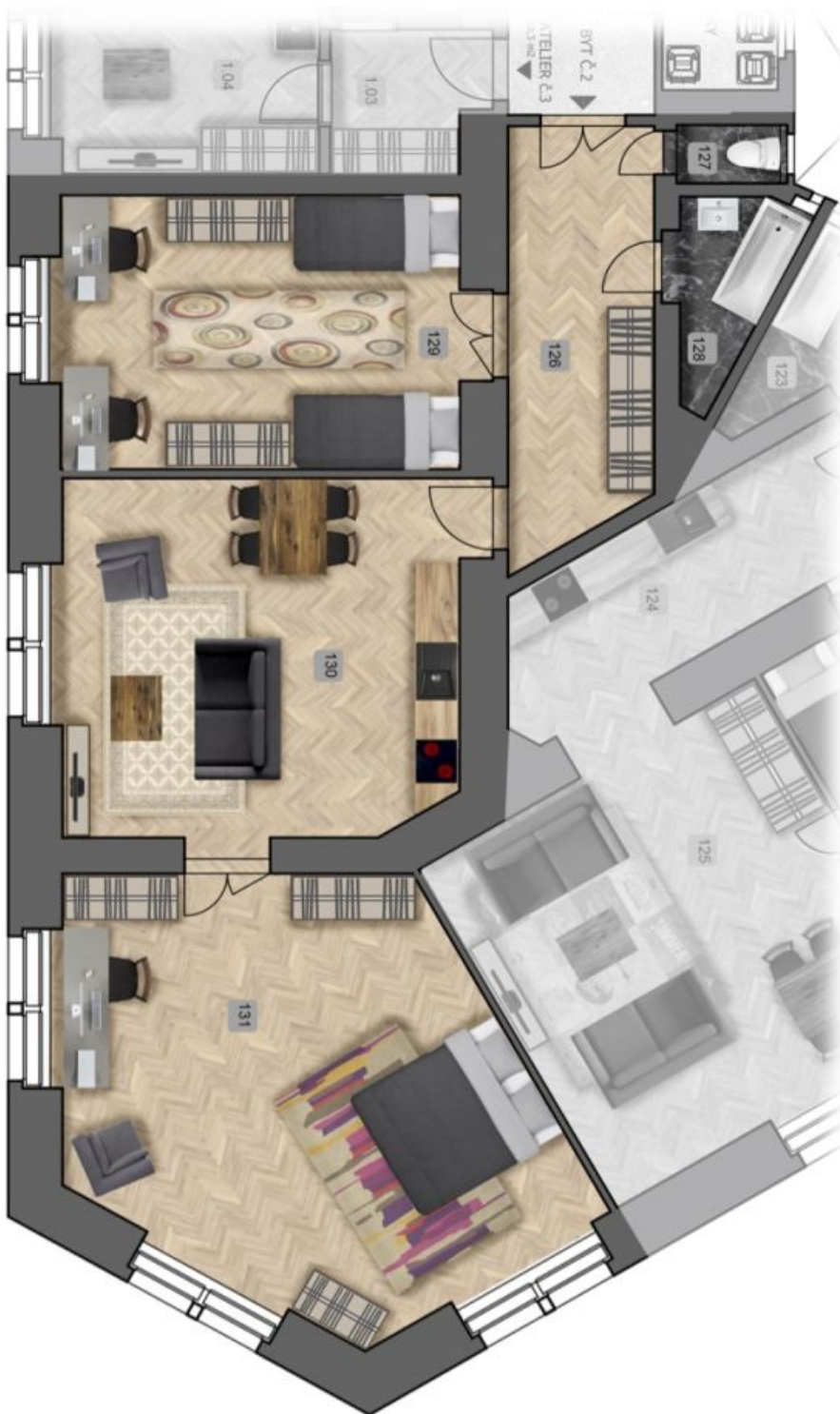




## Apartment Two-bedroom (3+kk)

105 m², Prague 2, Vinohrady, Na Švihance

**Sold**





## Apartment Two-bedroom (3+kk)

Sold

105 m², Prague 2, Vinohrady, Na Švihance

Byt č.2

1. podlaží 104,91 m²

|     |          |      |
|-----|----------|------|
| 126 | Chodba   | 11,6 |
| 127 | WC       | 1,2  |
| 128 | Koupelna | 3,7  |
| 129 | Pokoj    | 21,1 |
| 130 | Pokoj+kk | 27,5 |
| 131 | Pokoj    | 36,3 |



umístění bytu na patře



## Apartment Two-bedroom (3+kk)

**Sold**

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

umístění bytu v objektu

