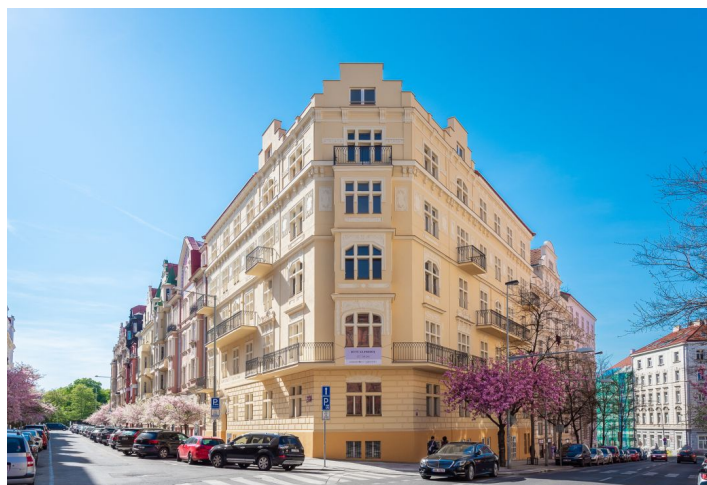
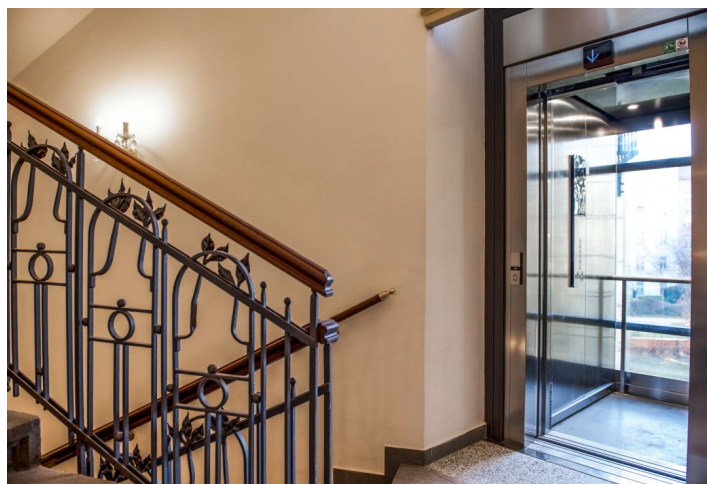




## Apartment Two-bedroom (3+kk)

Sold

83 m², Prague 2, Vinohrady, Na Švihance





## Apartment Two-bedroom (3+kk)

**Sold**

83 m², Prague 2, Vinohrady, Na Švihance

|                  |       |
|------------------|-------|
| Total area       | 88 m² |
| Floor area*      | 83 m² |
| Balcony          | 5 m²  |
| Parking          | -     |
| Cellar           | -     |
| PENB             | G     |
| Reference number | 28544 |

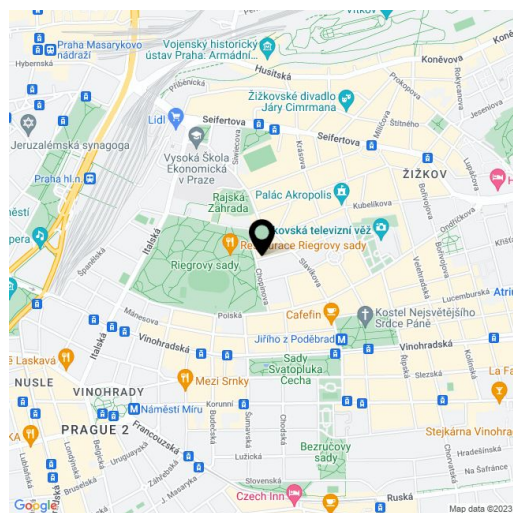
Apartment with high ceilings and 2 balconies located on the ground floor of the new [Na Švihance 11](#) residence. The elegant Vinohrady residence was created by the reconstruction of an Art Nouveau building situated on a street lined with beautiful Japanese cherry trees, just a few steps from Riegrovy sady Park and Jiřího z Poděbrad Square.

The apartment is offered in **its original condition before reconstruction**, which allows future owners to complete it according to their needs and wishes. The apartment features **preserved original casement windows, original wooden doors complete with wooden frames, and partial parquet flooring**. A prepared architectural design proposes a more efficient use of the space by creating a 2-bedroom layout - see the attached plan.

**The whole building underwent a reconstruction** of the common areas, facades, roof and standpipes. The reconstruction also included heating and electricity lines and pipes (supplied to the apartment), a new gas boiler room, and a new glass elevator (to the mezzanine) was installed.

**Vinohrady, one of the most sought-after residential locations** in Prague offers all services within walking distance: restaurants, cafes, bistros, groceries, health centers, pharmacies, kindergartens and elementary schools. In Riegrovy sady Park, there is a gym with a swimming pool, an outdoor gym, and a well-equipped playground. Regular farmers' markets are held on Jiřího z Poděbrad Square.

Unit size 83.29 m², balconies (2.6 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.





## Apartment Two-bedroom (3+kk)

83 m², Prague 2, Vinohrady, Na Švihance

**Sold**





## Apartment Two-bedroom (3+kk)

Sold

83 m², Prague 2, Vinohrady, Na Švihance

Byt č.9

2.podlaží 83,29 m<sup>2</sup>

|      |                  |      |
|------|------------------|------|
| 2.11 | Chodba           | 9,6  |
| 2.12 | Koupelna         | 4,6  |
| 2.13 | WC               | 1,5  |
| 2.14 | Ložnice          | 15,7 |
| 2.15 | Obývací pokoj+kk | 24,0 |
| 2.16 | Pokoj            | 21,6 |

|        |     |
|--------|-----|
| balkon | 2,6 |
| balkon | 2,6 |



umístění bytu na patře



## Apartment Two-bedroom (3+kk)

**Sold**

83 m², Prague 2, Vinohrady, Na Švihance



umístění bytu v objektu