



## Apartment One-bedroom (2+kk)

Sold

47 m<sup>2</sup>, Praha 10, Vršovice, Orelská





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|                  |                   |
|------------------|-------------------|
| Total area       | 47 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | G                 |
| Reference number | 30850             |

This 1-bedroom apartment in the [Orelská 13](#) completely reconstructed Art Nouveau building from 1911 is situated in a quiet section of the Prague neighborhood of Vršovice, a few steps from Vršovice Square or the iconic Krymská Street. The building offers carefully refurbished common areas with preserved original architectural features, such as loggia walls, a staircase railing, replicas of original casement windows (the internal wing has a single-glazed pane, the external wing has an insulated double-glazed pane), and replicas of original double-wing entrance doors. The units were completed in summer 2019.

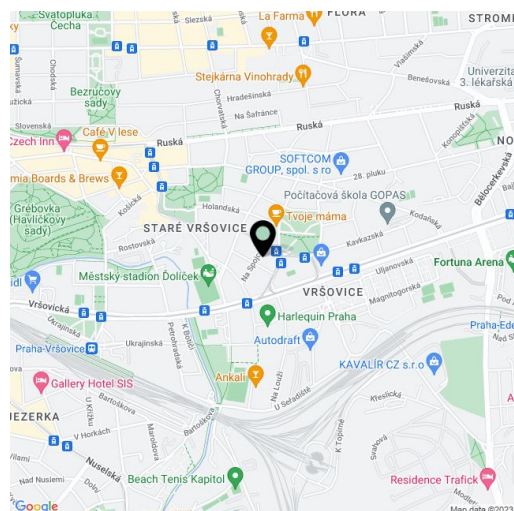
The layout of the ground floor apartment facing south towards the street offers a spacious living room with a preparation for a kitchen, a bedroom with space for a built-in wardrobe, a bathroom, and a foyer.

The apartment is offered in a state of white walls, i.e. before the final surfaces have been completed, allowing you to renovate it according to your tastes. The purchase price includes a **cellar**.

The neighborhood of Vršovice is undergoing a dynamic transformation, supported not only by the local administration, but also by a number of neighboring projects and initiatives. The most striking example of the new face of Vršovice is Krymská Street, which the New York Times called one of the 12 most popular European streets. Krymská Street and its surrounding area are filled with **purely local places** - from bistros, cafes, and home bakeries to an art house movie theater, yoga studio, and a variety of pop-up projects. All of this and more is just a few minutes' walk from the Orelská 13 Residence, as is the charming **Havličkovy Sady Park** with its own vineyard. On the opposite side, there is a **sports complex with a swimming pool or a shopping mall**. A **tram stop is 250 meters away** from the building and you can reach the center of Prague in a few minutes. By car, you can easily reach the South Connecting Road.

Total area 46.7 m<sup>2</sup>, interior 42.3 m<sup>2</sup>, cellar 1.6 m<sup>2</sup>.

For more information about the project visit the website [Orelská13](#).



\* 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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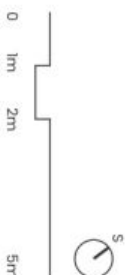
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byt 2+kk | 11

1.NP

| č.                         | místnost                  | m <sup>2</sup> |
|----------------------------|---------------------------|----------------|
| 1                          | chodba                    | 2,8            |
| 2                          | obytňá místnost s kuchyní | 18,8           |
| 3                          | ložnice                   | 15,9           |
| 4                          | koupelna                  | 4,8            |
| plocha bytu celkem         |                           | 42,3           |
| plocha bytu celkem dle NOZ |                           | 46,7           |

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