



## Apartment One-bedroom (2+kk)

Sold

41 m<sup>2</sup>, Prague 10, Vršovice, Orelská





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Total area	41 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	30889

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.

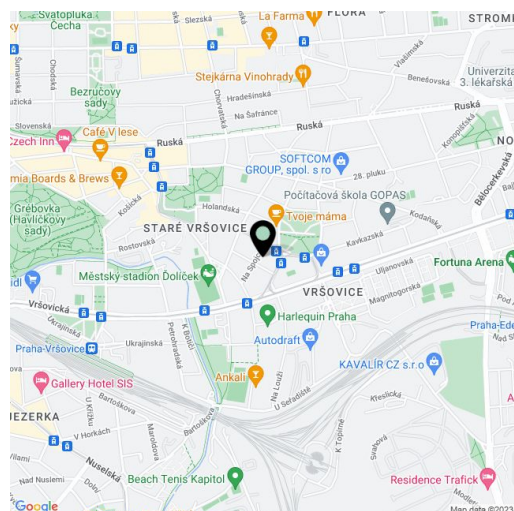
The layout of the 1st floor apartment oriented toward the green courtyard offers a spacious living room with a preparation for a kitchen, a bedroom with space for a built-in wardrobe, a bathroom, and a foyer.

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 40.7 m<sup>2</sup>, interior 37.3 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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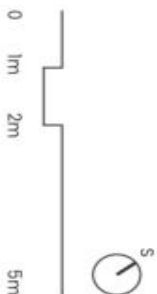
byt 2+kk | 22

2.NP

č. místnost	m <sup>2</sup>
1 chodba	3,0
2 koupelna	4,9
3 chodba	3,2
4 ložnice	10,1
5 komora	0,8
6 obytná místnost s kuchyní	15,3
plachta bytu celkem	37,3
plachta bytu celkem dle NOZ	40,7

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Schlomo piddonogru bytu predstavuje dizajnovú a funkčnú kuchynku s linkou a nábytkom, veľkou súčasnou detskú izbu, zariadenú je zariadenou kúpeľňou, špeciálnou pro kanceláciu, povrchové úpravy a materiál vyhovujúci je predmetom prílohy "Standard nemovitosti".



www.orelska13.cz

Na Parížské 2, 110 00 Praha 1  
+420 257 328 281, +420 257 322 032  
info@svoboda-williams.com