



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	48 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	30894

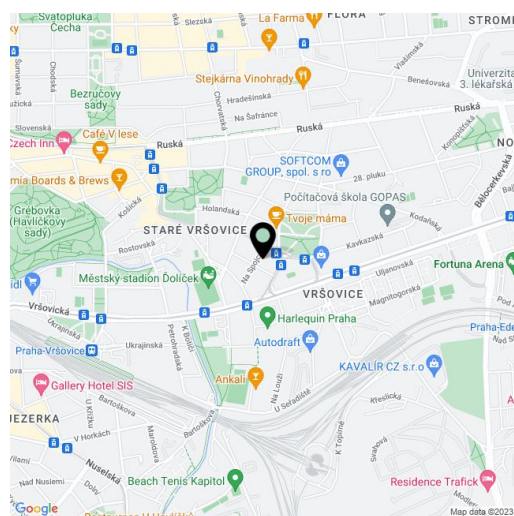
This 1-bedroom apartment in the [Orelská 13](#) completely reconstructed Art Nouveau building from 1911 is situated in a quiet section of the Prague neighborhood of Vršovice, a few steps from Vršovice Square or iconic Krymská Street. The house offers carefully refurbished common areas and preserved original features, such as casement windows, double-wing entrance doors, loggia walls, and a staircase railing. Planned completion for May 2019.

The layout of the 2nd floor apartment offers an ideal **south-facing** living room looking out onto the street, a north-facing bedroom looking out onto a courtyard full of greenery, a bathroom, and a hallway.

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, a 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 48.4 m<sup>2</sup>, interior 45 m<sup>2</sup>, cellar 1.8 m<sup>2</sup>.



\* 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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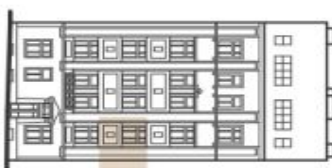
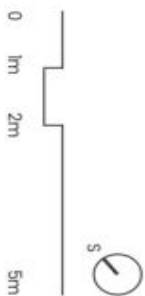
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Schéma plánungu bytu představuje dispozicií řádně řešený byt, kuchyňská linka a nábytek nejsou součástí dodávky bytu, zařazení je zobrazeno pouze pro názornost. Specifikace pro kování, povrchové úpravy a rozích výbovení je předělán přílohu "Standard nemovitosti".

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byt 2+kk | 33

3.NP

č.	místnost	m <sup>2</sup>
1	chodba	4,2
2	ložnice	15,3
3	koupelna	3,3
4	obytná místnost s kuchyní	22,2
plocha bytu celkem		45,0
plocha bytu celkem dle NOZ		48,4

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