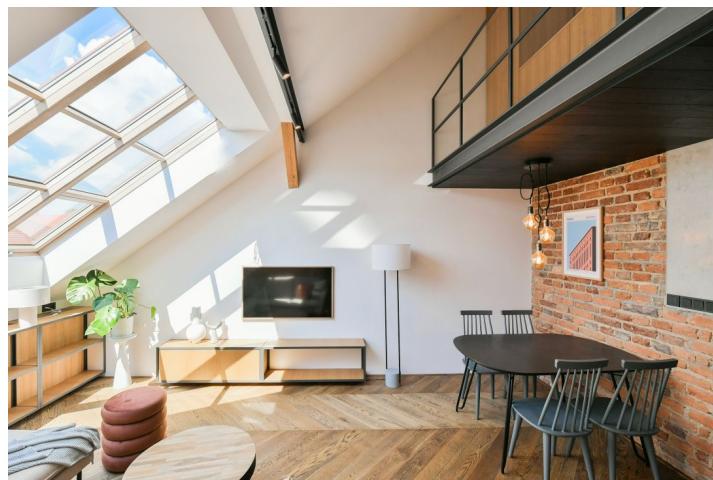




## Apartment Two-bedroom (3+kk)

Rented

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



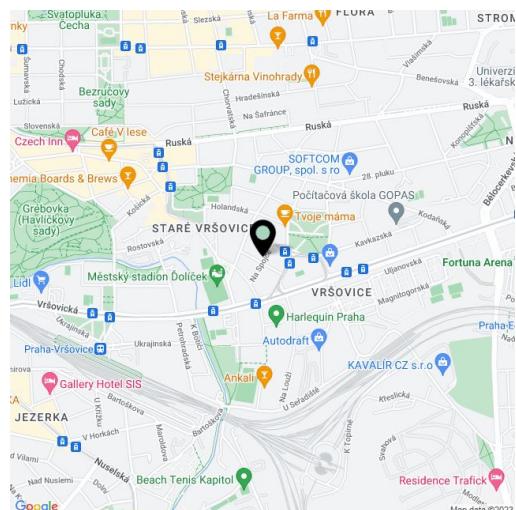


## Apartment Two-bedroom (3+kk)

Rented

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

Total area	76 m <sup>2</sup>
Floor area*	72 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 4,600/month for one person, CZK 6,000 for 2 persons. Electricity is billed separately (transferred to the tenant).
PENB	C
Reference number	42625
Available from	Immediately



\* 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.

This high-standard fully furnished split-level designer apartment with an enclosed balcony and 2 bathrooms is on the 5th topmost floor of a fully refurbished Art Nouveau building from 1911, with preserved original details. Set on a quiet street in an attractive part of Vršovice, Prague 10, mere steps (3 minutes) from Svatopluka Čecha Square, near Heroldovy Sady Park and the Eden shopping center. A location within easy reach of full amenities, just a 3-minute walk from the Čechovo náměstí tram stop with connections to the Náměstí Míru, I.P. Pavlova, and Karlovo náměstí metro stations (lines A, B, and C), and the city center—Old Town and the Prague Castle (tram no. 22). Within walking distance of the apartment is "cool" Krymská Street with numerous bistros, cafes, bars, bakeries, and cultural venues, which The New York Times has called one of the 12 most popular streets in Europe.

The lower level of the apartment features a living room with a fully fitted open plan kitchen and dining area, a guest bedroom/study with a built-in wardrobe and access to the enclosed balcony, a large shower bathroom with a toilet, and an open entrance hall with a built-in wardrobe. A staircase connects the living room with a small gallery with built-in storage, plus an upper floor bedroom and a bathroom with a bathtub and a toilet. Both bedrooms face a quiet enclosed green courtyard.

**Air-conditioning, hardwood floors, large-format tiles, security entry door, custom-made built-in storage, sofabed, central heating, washer/dryer, dishwasher, induction cooktop, TV, video entry phone, cellar.** Available from May 1st, 2024 (or earlier upon agreement).