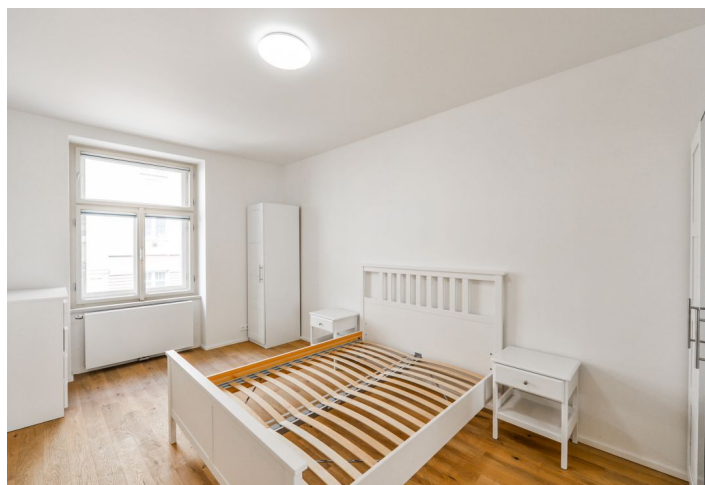




## Apartment Two-bedroom (3+kk)

Rented

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





## Apartment Two-bedroom (3+kk)

Rented

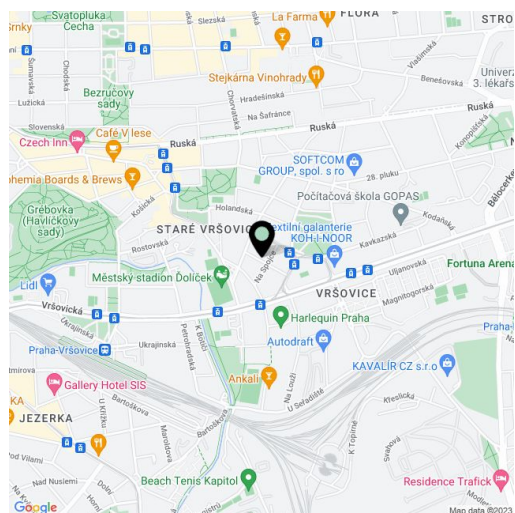
76 m<sup>2</sup>, Prague 10, Vršovice, Orelská

Total area	79 m <sup>2</sup>
Floor area*	76 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Common building charges, water, and heating CZK 7,000/month/one person. Electricity - transferred to the tenant.
PENB	D
Reference number	100641
Available from	Immediately

This furnished apartment with a balcony is on the 1st floor of a completely renovated Neo-Classical residential building in an attractive part of Vršovice, Prague 10, near náměstí Svatopluka Čecha Square, Heroldovy Sady Park, and the Eden shopping center. A quiet location within easy reach of full amenities: schools, shops, restaurants, and cafes. A 3-minute walk from the Čechovo náměstí tram stop with connections to the Náměstí Míru, I. P. Pavlova, and Karlovo náměstí metro stations.

The interior consists of a south-facing living room with a fully fitted open plan kitchen, dining area, and **balcony** facing the courtyard, 2 north-facing bedrooms, a bathroom with a walk-in shower and two sinks, a separate toilet, and a hallway.

Basic furniture, **hardwood oak floors**, large-format tiles, replicas of the original casement windows on the street side and new wooden French windows on the courtyard side, security and fireproof replica of the entrance door, Laufen bathroom fixtures, central heating, a sofa bed, dishwasher, induction cooktop, microwave oven, video entry phone, **cellar**, chip entry to the building, elevator, camera security system in the building.



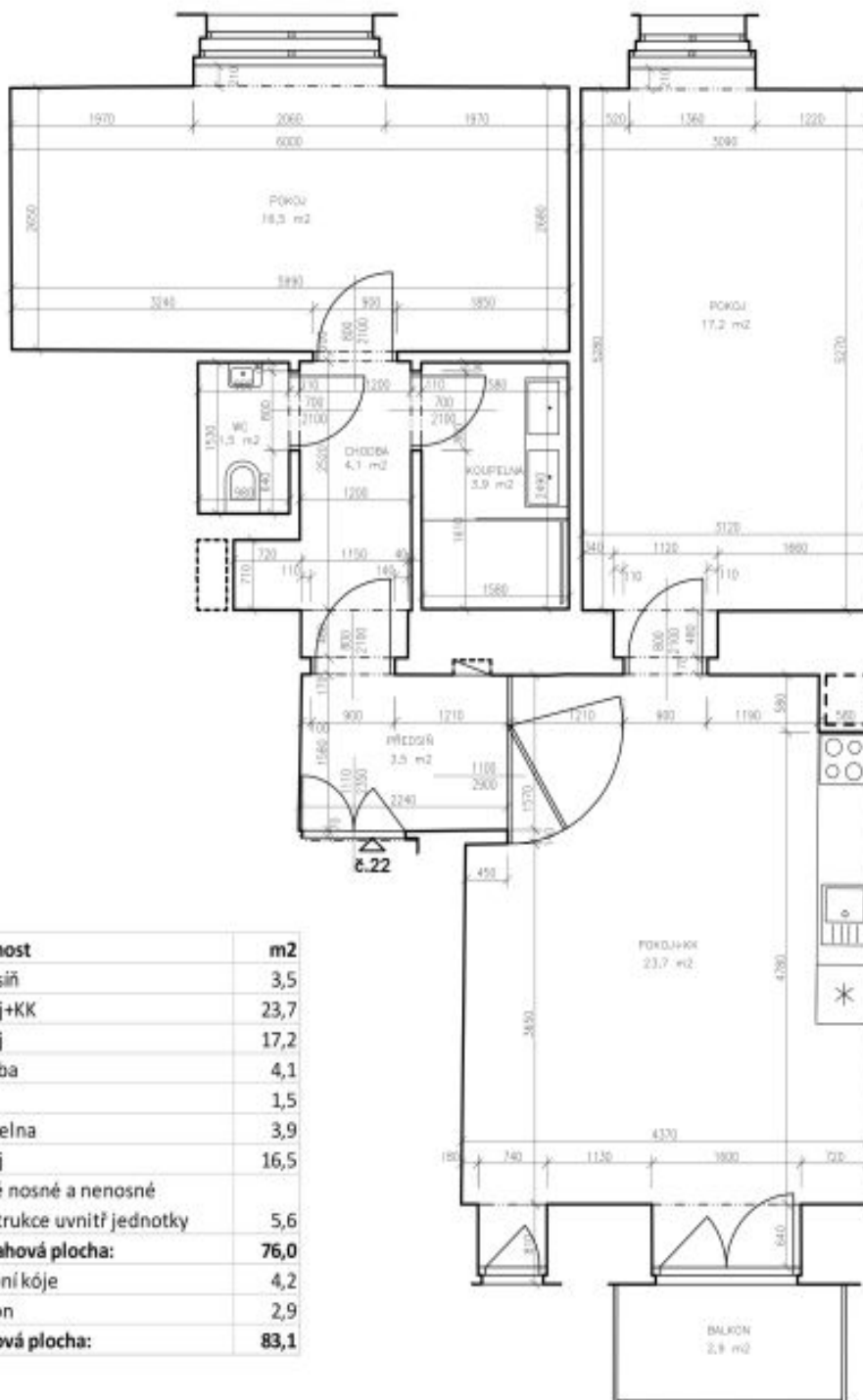
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Two-bedroom (3+kk)

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

Rented



místnost	m <sup>2</sup>
předsíň	3,5
pokoj+KK	23,7
pokoj	17,2
chodba	4,1
WC	1,5
koupelna	3,9
pokoj	16,5
svlé nosné a nenosné konstrukce uvnitř jednotky	5,6
<b>Podlahová plocha:</b>	<b>76,0</b>
sklepní kóje	4,2
balkon	2,9
<b>Celková plocha:</b>	<b>83,1</b>