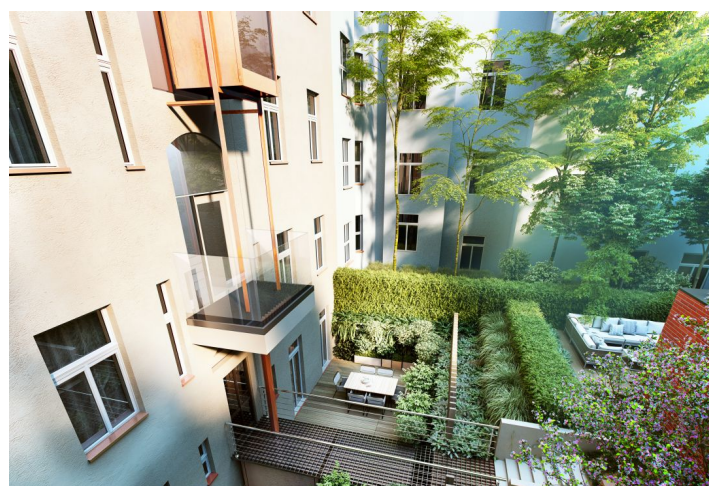
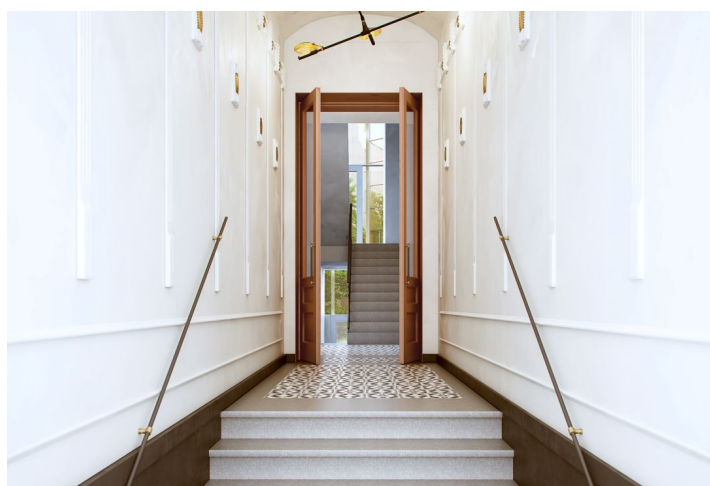
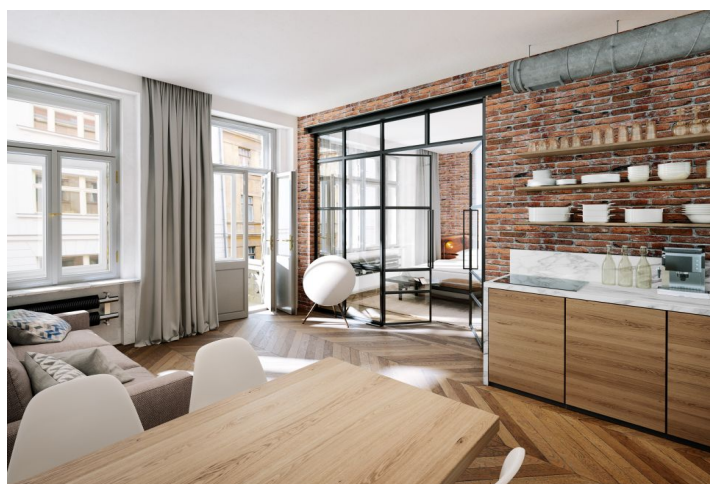




Apartment One-bedroom (2+kk)

58 m², Prague 10, Vršovice, Orelská

Ask for price





Apartment One-bedroom (2+kk)

[Ask for price](#)

58 m², Prague 10, Vršovice, Orelská

Total area	58 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	30891

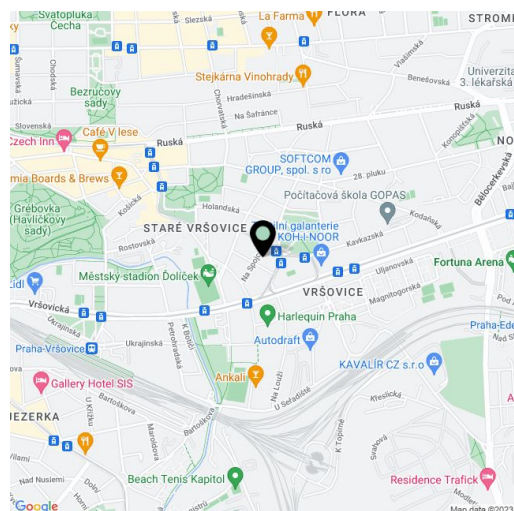
This 1-bedroom apartment in the [Orelská 13](#) completely reconstructed Art Nouveau building from 1911 is situated in a quiet section of the Prague neighborhood of Vršovice, a few steps from Vršovice Square or the iconic Krymská Street. The house offers carefully refurbished common areas and preserved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

The layout of the 2nd 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 **Havlíčkovy 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 house and you can reach the center of Prague in a few minutes. By car, you can easily reach the South Connecting Road.

Total area 58 m², interior 51.2 m², cellar 1.8 m².



* 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 One-bedroom (2+kk)

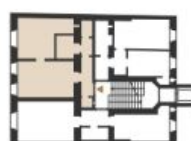
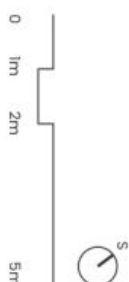
Ask for price

58 m², Prague 10, Vršovice, Orelská



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INTERNATIONAL REAL ESTATE

Sešlano podporou bytu představuje dispozici i nábytek bytu. Kuchyní a nábytkem nejsou součástí dohodky bytu, zařízení je zabudováno pouze pro informaci. Specifikace pro konstrukci, povrchové úpravy a rozložení vybavení je předložením přílohy "Standard nemovitosti".



byt 2+kk | 31

3.NP

č.	místnost	m²
1	chodba	4,5
2	komora	1,2
3	obýtná místnost s kuchyní	20,0
4	ložnice se šatnou	17,2
5+6	koupelna	6,5
7	wc	1,8
plocha bytu celkem		51,2
plocha bytu celkem dle NOZ		58,0

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