



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	90 m <sup>2</sup>
Floor area*	74 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	-
Cellar	-
PENB	E
Reference number	30953

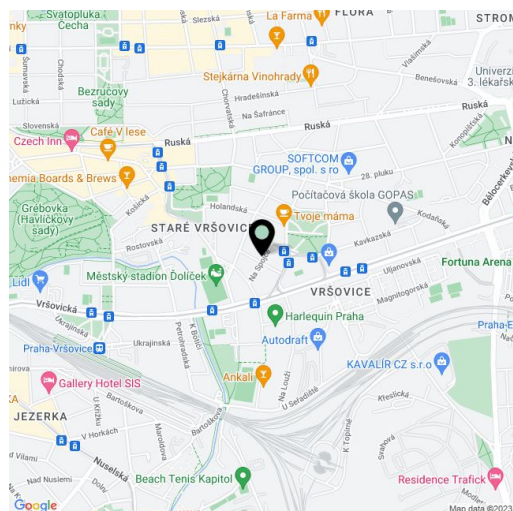
This bright duplex apartment with a terrace is part of a classic apartment building from the beginning of the last century. The house stands on a quiet one-way street in a neighborhood with full urban amenities and excellent connections to the center.

At the entry level on the 5th floor, there is a living room with a staircase leading to the upper level, a vestibule, a kitchen, and a guest toilet. There are 2 bedrooms with access to the terrace, a bathroom (bath, shower, sink, toilet), and a pantry with a preparation for the washing machine. The terrace overlooks a landscaped courtyard with mature trees.

The facilities include **parquet floors throughout the apartment** (tiles in the bathroom), large wooden windows with **external blinds**, built-in wardrobes, **ceiling lights** in the bedrooms, and security doors. Residents can use a **common garden**. The building is nicely maintained and has a new **glass elevator** (to the mezzanine).

Within walking distance, there are schools of all levels (ranging from a kindergarten to a high school), a post office, a health center, a pharmacy, many shops, restaurants, and cafes. There is a sports stadium a few steps from the house. Transport connections are provided by trams with 10 links. The ride to the **Náměstí Míru** metro station (line A) takes 8 minutes, and to the I.P. Pavlova (line C) 10 minutes. The nearby Svatopluk Čech Square with a park and a playground, Heroldovy sady Garden, and nearby **Grebovka Park** provide pleasant opportunities for walks. Nearby is also **the iconic Krymská Street** with plenty of bars, restaurants, and clubs.

Interior 74 m<sup>2</sup>, terrace 16 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.