



## Apartment One-bedroom (2+kk)

Sold

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







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Total area	72 m <sup>2</sup>
Floor area*	49 m <sup>2</sup>
Terrace	23 m <sup>2</sup>
Parking	-
Cellar	-
PENB	C
Reference number	35284

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 building offers carefully refurbished common areas with preserved original architectural features, such as loggia walls, a staircase railing, replicas of original casement windows, and replicas of original double-wing entrance doors. Planned completion for May 2019.

The layout of the ground floor apartment offers a living room with a preparation for a kitchen and **access to a private terrace/front garden**, a bedroom with a built-in wardrobe, a bathroom, and an entry hall. Both rooms have **vaulted ceilings**.

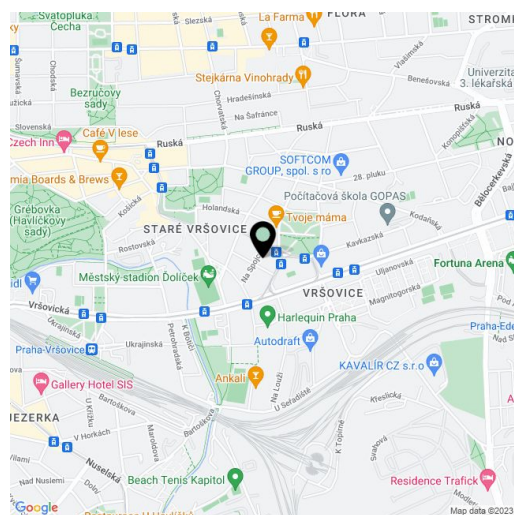
The apartment is offered in a state of white walls, i.e. before the final surfaces have been completed, allowing you to renovate it according to your tastes.

The 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 **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 48.8 m<sup>2</sup>, interior 43.3 m<sup>2</sup>, terrace/front garden 23.38 m<sup>2</sup>.

For more information about the project visit the website [www.orelska13.cz](http://www.orelska13.cz).

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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