



Apartment Studio (1+kk)

23 m², Prague 10, Vršovice, Orelská

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Total area	37 m ²
Floor area*	23 m ²
Terrace	14 m ²
Parking	-
Cellar	-
PENB	C
Reference number	35285

This studio 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, and replicas of original double-wing entrance doors. Completion is scheduled for the 1st quarter of 2021.

The layout of the apartment on the ground floor offers a main living room with a preparation for a kitchen, **vaulted ceilings**, and **French windows leading to a private terrace/front garden**, a bathroom, and an entrance hall.

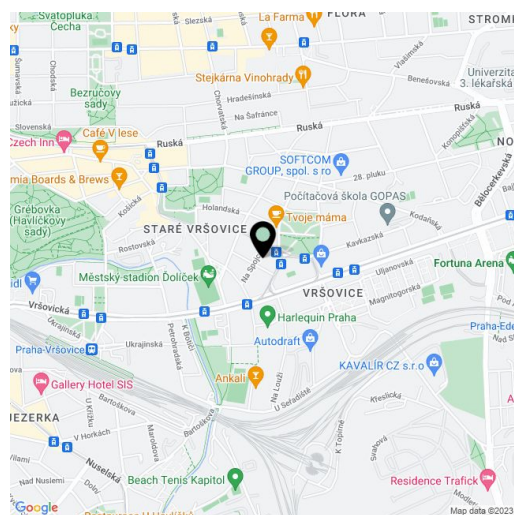
The apartment will be handed over in a finished state, the standard will include **oak parquet floors**, large-format tiles, a glass screen and heated towel rail in the bathroom, a built-in wardrobe with storage space, a connection for a washing machine in the hallway, and a terrace with a surface made of **exotic bangkirai wood** and lit flower beds.

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 23.2 m², interior 21.3 m², terrace/front garden 13.79 m².

For more information about the project, visit the website 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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