



## Apartment Two-bedroom (3+kk)

72 m<sup>2</sup>, Praha 10, Vršovice, Orelská

Ask for price





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Total area	76 m <sup>2</sup>
Floor area*	72 m <sup>2</sup>
Terrace	4 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	C
Reference number	35311

This air-conditioned apartment with a terrace and an industrial decor designed by the workshop of the Rangherka 5 renowned architectural studio is located on the 5th floor of the new [Orelská 13](#) residential project in a quiet part of Prague's Vršovice neighborhood. Planned completion 4Q/2021.

The duplex consists of a living room with a **fully equipped** kitchen, a bedroom with French windows and a **terrace**, and a bathroom with a shower and toilet. On the second level, there will be a **gallery/study** and a bedroom separated by an **industrial glass partition** with an en-suite bathroom with a bathtub and toilet. All bedrooms face a quiet, enclosed courtyard with greenery.

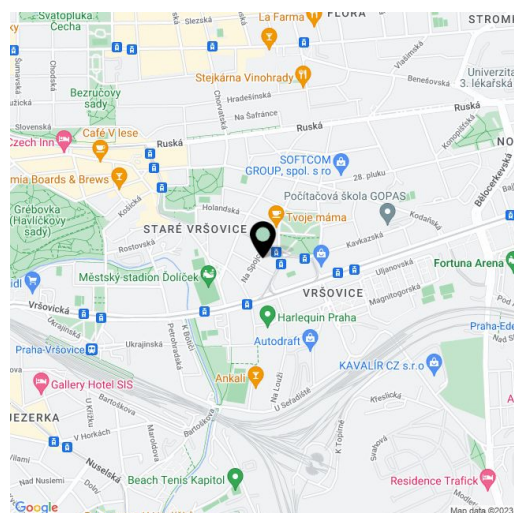
The interior of the apartment will be equipped with **quality materials with custom-made elements** including **air-conditioning hidden** in the ceilings, glazed industrial walls, **hardwood floors** (brushed smoky oak), a designer staircase, masonry, industrial radiators, **large-format carpentry elements** that cleverly cover radiators, electric shading of the studio windows facing the street, **stylish bathrooms** with large-format tiles, or a kitchen with stone or Corian countertops. The surface of the terrace, including the lining of the walls, will be made of bangkirai tropical wood. The purchase price also 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 **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 72.54 m<sup>2</sup>, covered terrace 3.96 m<sup>2</sup>, cellar 1.8 m<sup>2</sup>.  
Interior according to the owner's statement 59.4 m<sup>2</sup>.

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

Visualizations show the future appearance of the offered apartment.



\* 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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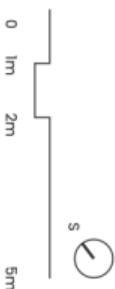
byt 3 + kk | 62

6.NP

č.	místnost	m <sup>2</sup>
1	chodba	4,31
2	obytňá místnost s kuchyní	31,18
3	koupelna	4,59
4	pokoj	12,41
5	pokoj s galerií	15,06
6	koupelna	4,51
podlahová plocha		72
terasa		3,95

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www.orelskat3.cz

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