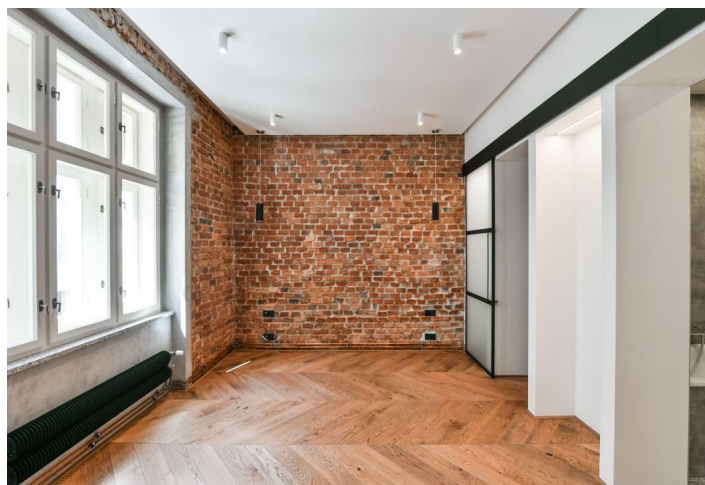




## Apartment One-bedroom (2+kk)

Rented

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





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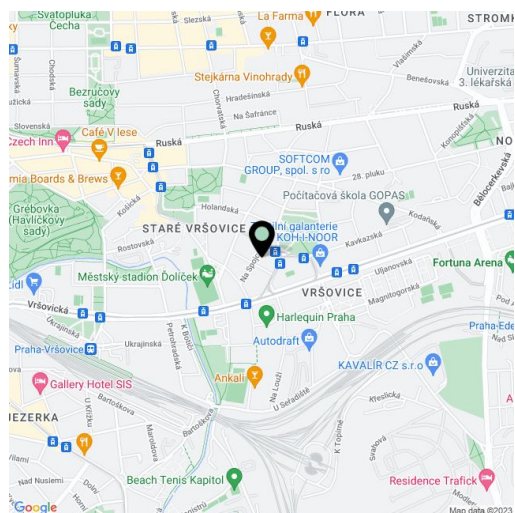
56 m<sup>2</sup>, Prague 10, Vršovice, Orelská

Total area	58 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Monthly deposit for common building charges, water and heating CZK 5,200. Electricity is paid separately - transferred to the tenant.
PENB	C
Reference number	36953
Available from	Immediately

This completely renovated 1-bedroom designer apartment with a balcony is on the 1st floor of a fully refurbished Art Nouveau building from 1911, with preserved original details. Set on a quiet street in an attractive part of Vršovice, Prague 10, just steps (3 minutes) from Svatopluka Čecha Square, near Heroldovy Sady Park and the Eden shopping center. A location within easy reach of full amenities, just a 3-minute walk from the Čechovo náměstí tram stop with connections to the Náměstí Míru, I.P. Pavlova, and Karlovo náměstí metro stations (lines A, B, and C), and the city center (Old Town and the Prague Castle via tram No. 22). Within walking distance of the apartment is the "cool" Krymská Street with numerous bistros, cafes, bars, bakeries, and cultural venues, which The New York Times calls one of the 12 most popular streets in Europe.

The interior features a living room with a fully fitted open plan kitchen, dining area, and balcony facing the street, a bedroom with a walk-in closet, a bathroom with a bathtub, a toilet, a storage room, and an entrance hall.

High-standard materials and finishes, high ceilings, **hardwood floors**, tiles, **impregnated brick walls**, **glassed-in loft wall**, **marble window sills**, central heating, dishwasher, microwave oven, **cellar**, elevator.



\* 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.

