



## Apartment One-bedroom (2+kk)

Sold

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







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|                  |                   |
|------------------|-------------------|
| Total area       | 40 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | -                 |
| PENB             | C                 |
| Reference number | 41855             |

This 1-bedroom apartment in a completely renovated Art Nouveau building from 1911 is situated in a quiet area of Prague's Vršovice, a few steps from Vršovice Square or iconic Krymská Street.

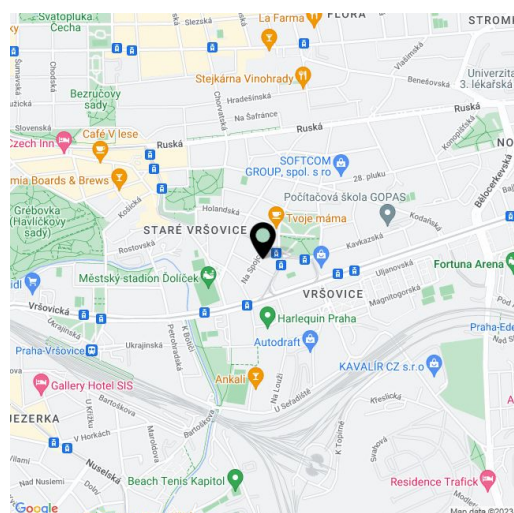
The layout of the ground floor apartment facing a **quiet courtyard** consists of a living room with a kitchen, a bedroom with a **work corner**, a bathroom (with a walk-in shower, toilet, and a washing machine), and a foyer with **spacious built-in wardrobes**. Its efficiently designed interior allows for the maximum use of space.

Facilities include vinyl floors, **new casement windows** (inner wing with single glazing, outer wing with heat-insulated double glazing) and **replicas of the original wooden double-wing doors**. The kitchen is fully fitted with **built-in appliances** (induction hob with a fan, electric oven, fridge with a freezer, microwave oven, and dishwasher). Heating is provided by the central gas boiler.

The Vršovice district is going through a dynamic transformation, supported not only by the local administration, but also by a number of neighborhood projects and initiatives. The most striking example of the new face of Vršovice is **Krymská Street**, which the New York Times has called one of the 12 most popular European streets. Krymská Street and its surrounding area is 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 away, as is 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 just a few minutes.** By car, you can easily reach the South Connecting Road.

Interior 40.2 sq. m.

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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