



Apartment 1 Bed

Ústí nad Orlicí, Jana a Jos. Kovářů

PRICE FROM	PROPERTY	CODE	FLOOR	AREA	TERRACE	PARKING
Sold	ID 1049	B.01.02	1/3	54 m ²	14 m ²	1



The modern fully furnished apartment with a front garden is part of a timeless residential project arising from a forest park on the edge of the picturesque historic town of Ústí nad Orlicí in the foothills of the Orlické Mountains, just an hour's drive from regional capital city of Pardubice. It offers quiet and modern living with views of the surrounding forests full of lakes, meadows, bike paths and castle ruins. Layout of apartments from

The apartment with a northeast orientation is located on the ground floor of the residence. The interior consists of a spacious living room with a furnished kitchenette, a dining area and through the garden terrace also having access to the north-facing front garden with an area of 50 m², an airy bedroom with a bed and wardrobes, a bathroom with a shower corner and a toilet, and an entrance hall with built-in wardrobes. Thanks to the large-format windows, it has a constant flow of natural light.

Apartment standards include vinyl floors with a gray imitation concrete insert, which are characterized by impact soundproofing, plastic windows, security fire entrance doors with steel frames, rebate interior doors in gray or white, ceramic tiles in bathrooms, toilets and halls, white bathroom fixtures, washbasin cabinet in beech decor and a quarter-round shower enclosure made of polished aluminum with a cast marble tray, fitted with a safety glass door. The price includes one outdoor parking space.

Good transport accessibility, city of Pardubice is 40 minutes away by train and together with city of Hradec Králové an hour by car. By 2026, the motorway crossing the nearby Litomyšl connecting Olomouc with Hradec will be completed, from which the D11 continues to Prague.

Ústí nad Orlicí as a district town also has excellent civic amenities, schools, offices, two shopping centers and a hospital just a few steps from the residence. There is also a cinema, two theaters and museums, a number of sports fields, an aqua park, a sports airport and the surrounding countryside full of many tourist destinations. In addition, the Tichá Orlice River is a popular boating area, and there is a boating camp with sports equipment rental in the town.

The project is finished. For complete information, visit the project website walkerovoudoli.cz.



Jana a Jos. Kovářů 1412
562 06 Ústí nad Orlicí



Umístění bytu na 1. NP



Řez objektem





B.01.02 · 55,31 m²
2 + KK · 1. NP

č. m.	název místnosti	užitná plocha
1.2.1	Předsíň	4,40 m ²
1.2.2	Koupelna	4,91 m ²
1.2.3	Obytná kuchyně	32,56 m ²
1.2.4	Ložnice	12,24 m ²
1.2.6	Zahrada	29,49 m ²
1.2.7	Terasa	14,25 m ²

 **Wolkerovo údolí**



Jan Křiváček
Real Estate Director

+420 731 544 904
krivacek@homeland.cz