



# Apartment Studio

Ústí nad Orlicí, Jana a Jos. Kovářů

PRICE	PROPERTY	CODE	FLOOR	AREA	TERRACE	PARKING
Pre-reserved	ID 1067	B.01.06	1/3	47 m <sup>2</sup>	9 m <sup>2</sup>	1



The modern 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 gentle ruins. Layout of apartments from studios to 2 bedrooms, prices from

The studio apartment is located on the ground floor of the residence. The interior consists of a spacious living room with kitchenette, dining area and through the garden terrace also has access to the south-facing front garden with an area of 24 sqm, bathroom with shower and toilet and hallway. Thanks to the large windows, the apartment has a constant supply of plenty 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 [volkerovoudoli.cz](http://volkerovoudoli.cz).

Jana a Jos. Kovářů 1412  
562 06 Ústí nad Orlicí



B.01.06 · 47,86 m<sup>2</sup>

1 + KK · 1. NP

č. m.	název místnosti	užitná plocha
1.6.1	Předsíň	5,29 m <sup>2</sup>
1.6.2	Koupelna	5,27 m <sup>2</sup>
1.6.3	Obytná kuchyně	36,42 m <sup>2</sup>
1.6.6	Zahrada	14,79 m <sup>2</sup>
1.6.7	Terasa	9,25 m <sup>2</sup>

Umístění bytu na 1. NP

Řez objektem

 **Wolkerovo  
údolí**

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