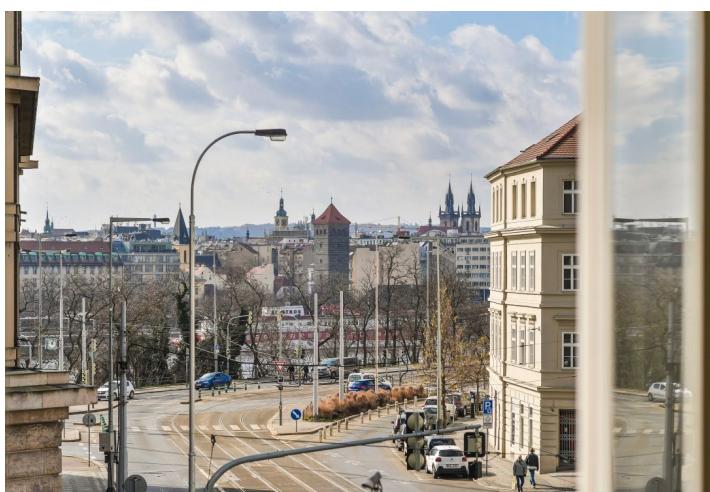




Apartment Two-bedroom (3+1)

€ 924 404 | CZK 22 500 000

176.2 m², Prague 7, Holešovice, Na Ovčinách



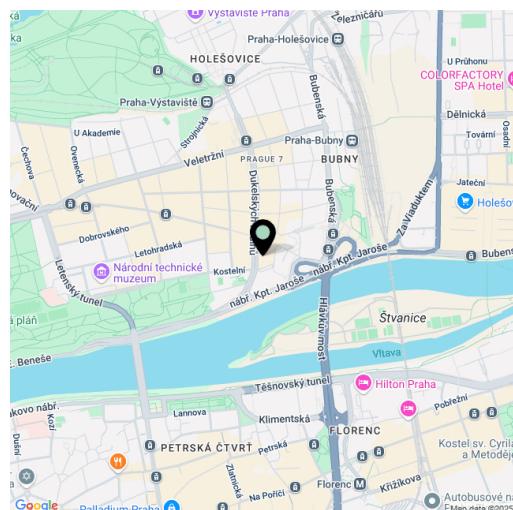


Apartment Two-bedroom (3+1)

€ 924 404 | CZK 22 500 000

176.2 m², Prague 7, Holešovice, Na Ovčinách

Total area	176 m ²
Parking	-
Cellar	-
PENB	G
Reference number	101224



* 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.

This completely renovated, very spacious refined apartment with original craftsmanship elements and beautiful views of the historical core of the city, including the Týn Cathedral, is located on the 2nd floor of a unique Functionalist apartment building with an elevator. This corner building is located in the wider city center near Letná Park.

The area of the apartment, facing east, south, and west, consists of a sixty-meter living room with a glazed semi-circular bay window, an adjoining kitchen, a master bedroom with a dressing room and bathroom, a second bedroom, a bathroom, a closet with a laundry room, a dressing room, and a large entrance hall.

The interior has been **completely and successfully reconstructed** (summer 2022). The **casement windows** are replicas of the originals; floors are new or refurbished **parquet and terrazzo**; the paneling is made of **natural stone**, and the wooden doors are refurbished. The kitchen, made to measure by a carpenter, is equipped with Electrolux and **Liebherr** appliances, and the worktop is made of **Technistone**. Heating is from an exchange station. The architecturally significant building from 1928 by Jan Šebánek, with **elegant, airy common spaces and an elevator**, is well maintained. By construction, the apartment can be converted into a 4+1 apartment.

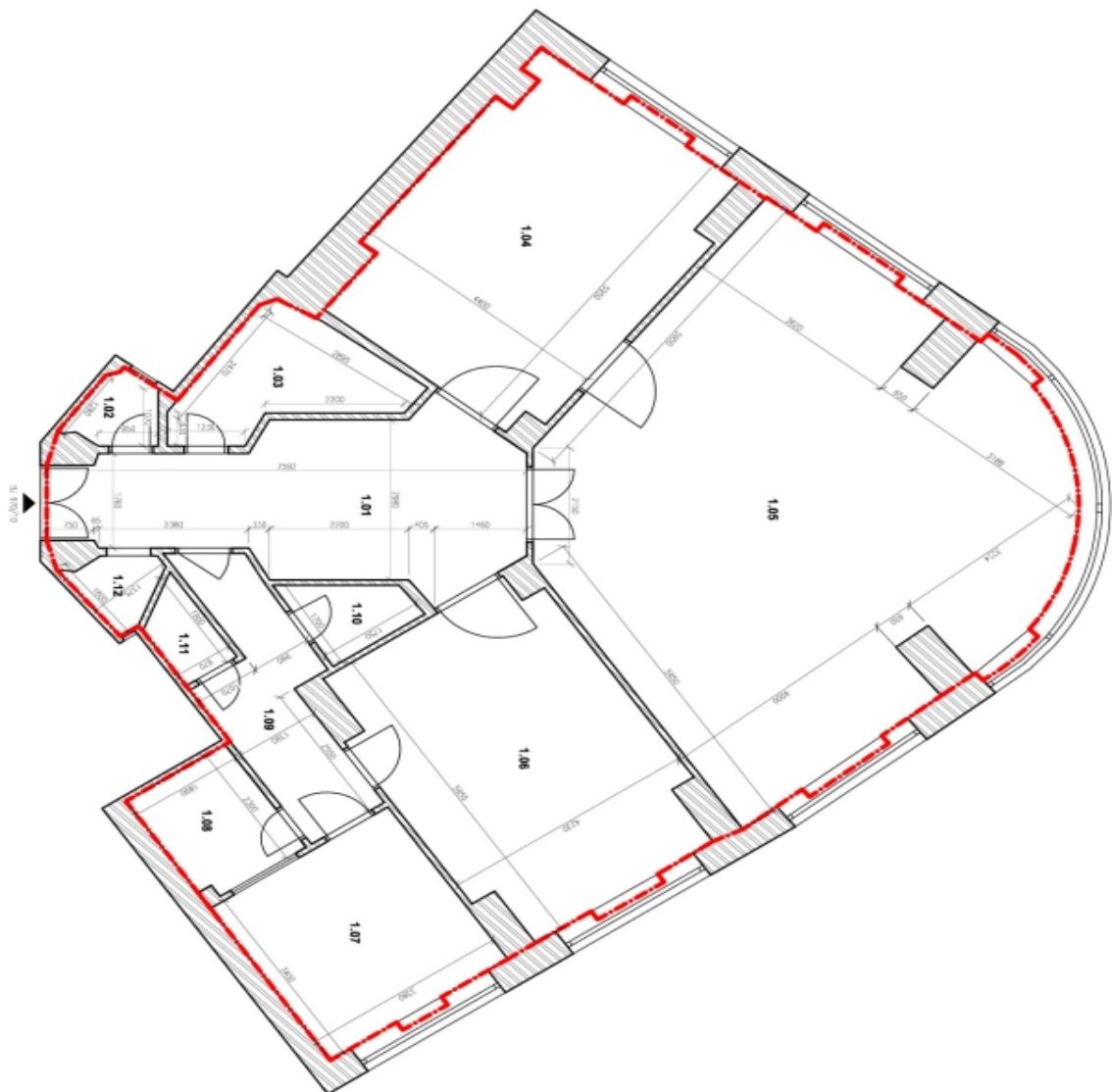
The building's excellent location allows you to have everything at your fingertips. Only a few steps away are shops, restaurants, cafes, and bistros, a **famous bakery**, a kindergarten, elementary school, and a **high school**. There is a tram stop practically right by the building, from where you can **get to the city center in less than 5 minutes**; the Vltavská metro station is also within walking distance. The area is charming thanks to the green landscaped areas in **Letenské Garden**, on **Štvanice Island**, or in nearby **Stromovka Park**.

Floor area 176.2 m².



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LEGENDA HMOT:

ZDĚNÉ NOSNÉ KONSTRUKCE, VNĚJŠÍ A
VNĚJŠÍ OMÍTKA

HRANICE BJ, NBJ

LEGENDA PROSTORŮ

OZNAČENÍ	ÚČEL	PLOCHA [m ²]
BJ 970/10	BYTOVÁ JEDNOTKA	176,2
* PLOCHA BYTU JE DLE NÁŘÍZENÍ V LADY č. 366/2013 Sb.		
STANOVENA SOUČETEM PLOCH MÍSTNOSTÍ A PLOCH VNITŘNÍCH PRÍČEK A STĚN UVNITŘ BYTU		

LEGENDA MÍSTNOSTÍ

ČÍSLO MÍSTNOSTI	ÚČEL	PLOCHA [m ²]
1.01	VSTUPNÍ HALLA	18,4
1.02	WC	1,6
1.03	KOUPELNA	6,0
1.04	POKOJ	25,1
1.05	POKOJ	62,4
1.06	POKOJ	23,8
1.07	KUCHYN	11,6
1.08	KOMORA	4,3
1.09	CHOBA	7,4
1.10	KOMORA	2,1
1.11	KOMORA	1,5
1.12	KOMORA	1,5
CELKEM		165,7