



## Apartment One-bedroom (2+kk)

€ 468 924 | CZK 11 392 500

51.8 m<sup>2</sup>, Prague 7, Holešovice, Ovenceká



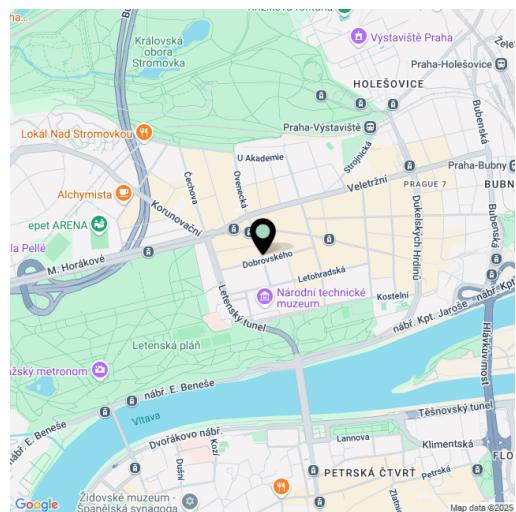


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|                  |                   |
|------------------|-------------------|
| Total area       | 55 m <sup>2</sup> |
| Floor area*      | 52 m <sup>2</sup> |
| Balcony          | 4 m <sup>2</sup>  |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | D                 |
| Reference number | 108829            |



\* 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 apartment with a southwest-facing balcony overlooking the inner courtyard is part of the new Ovenceká 9 residential project, a corner building from 1900 that is being completely renovated, located at a prestigious address in Letná—a vibrant neighborhood full of cafés and bistros, close to Letná Park and tram connections to the city center and metro stations. Completion is scheduled for the first half of 2027.**

The layout of this 1st-floor apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom, and an entrance hall. The living room opens onto a balcony.

Premium facilities include brushed **rustic oak parquet floors**, wooden lacquered panel entrance **doors** with secure fittings, replicas of wooden **casement windows** facing the street, **new Euro-style windows** facing the courtyard, and a **designer bathroom**. A cellar storage unit must be purchased separately. The building will feature a modern **elevator** and elegant common areas, including **marble wall tiles**, a restored **stone staircase**, and decorative railings.

Situated on a quiet street near Letná Park, the National Technical Museum, and the National Museum of Agriculture, the location offers easy walking access to the National Gallery, the Bio Oko arthouse cinema, the Metronome, Stromovka Park, and the Výstaviště exhibition grounds. The neighborhood is rich in restaurants, cafés, bistros, and bars, with supermarkets and a shopping center also nearby. Excellent public transport is provided by trams just a 2-minute walk away, with metro stations reachable within 5 minutes. A planned **express rail stop for airport** access will also be within walking distance.

Floor area 51.8 m<sup>2</sup>, balcony 3.5 m<sup>2</sup>.



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OVENCEKÁ 9

**Byt | Apt**  
**B.211**

**2. NP | 1st floor**  
**2+kk | 1 bedroom**

|   |                             |                      |
|---|-----------------------------|----------------------|
| 1 | Chodba   Hall               | 6,40 m <sup>2</sup>  |
| 2 | Obyvací pokoj   Living room | 27,40 m <sup>2</sup> |
| 3 | Ložnice   Bedroom           | 12,20 m <sup>2</sup> |
| 4 | Koupelna   Bathroom         | 3,70 m <sup>2</sup>  |

Užitná plocha | Usable area

49,70 m<sup>2</sup>

Podlahová plocha | Floor area

51,80 m<sup>2</sup>

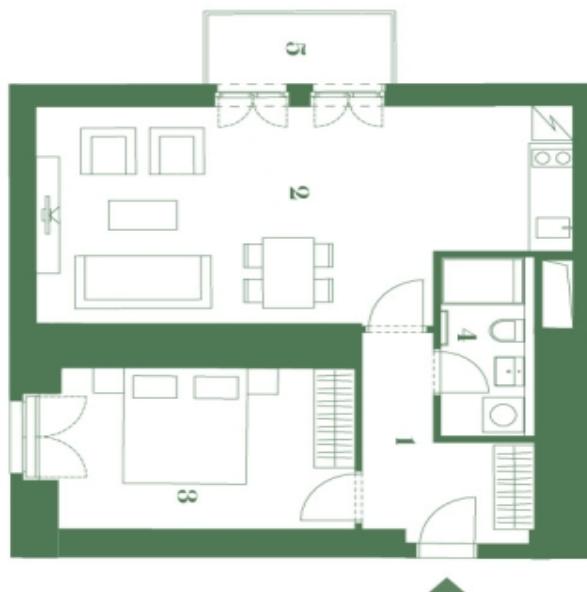
5 Balkón | Balcony

3,50 m<sup>2</sup>

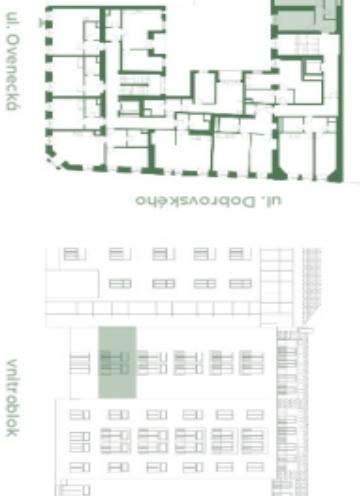
Celková plocha | Total area

55,30 m<sup>2</sup>

0.5  
1.5  
3m  
M 1:75



Základní výpočtu půdoryšové plochy je sčítován výška výšky výšky  
č. 366/2013 Sb. (tento výkres byl zpracován pro marketingovém účelu).  
Zobrazeny výkresy bytu, všechny zájemci mohou využít vlastního  
prostoru k výpravné práci na případné změny.



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