



Apartment One-bedroom (2+kk)

€ 441 264 | CZK 10 720 500

53.9 m², Prague 7, Holešovice, Ovencecká



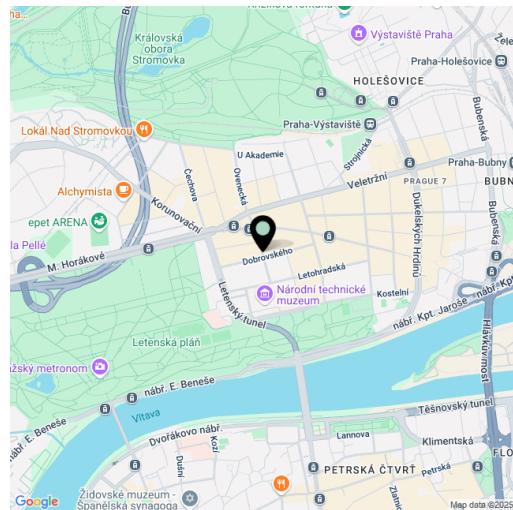


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Total area	54 m ²
Parking	-
Cellar	Yes
PENB	D
Reference number	108938



* 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 1st-floor apartment is part of the new Ovencecká 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 apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom with a bathtub and toilet, a pantry, and an entrance hall.

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 53.9 m².



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OVANECKÁ 9

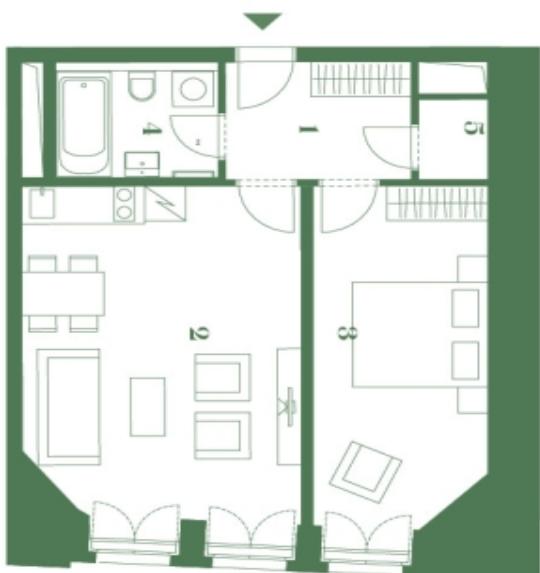
Byt | Apt B.210

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

1	Chodba Hall	5,80 m ²
2	Obývací pokoj Living room	23,40 m ²
3	Ložnice Bedroom	15,00 m ²
4	Koupelna Bathroom	4,20 m ²
5	Komora Closet	3,70 m ²

Užitná plocha Usable area	52,20 m ²
Podlahová plocha Floor area	53,90 m ²
Celková plocha Total area	53,90 m ²

0.5
1.5
3m
M 1:75



ul. Ovanecká

ulice



Základní výpočtu půdoryšové plochy je stanoven v souladu s mezinárodní výk

č. 366/2013 Sb. Tento výkres byl zpracován pro marketingovém účelu.

Zobrazeny výkupy bytu, včetně zahraničního výkupu a spotřebitelského.

je pouze informační. Výkres o spotřebě místního součtu je pravdivý.

prosobický a výhradně určený na případné změny.

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