



## Apartment One-bedroom (2+kk)

€ 394 587 | CZK 9 586 500

40.4 m<sup>2</sup>, Prague 7, Holešovice, Ověnecká



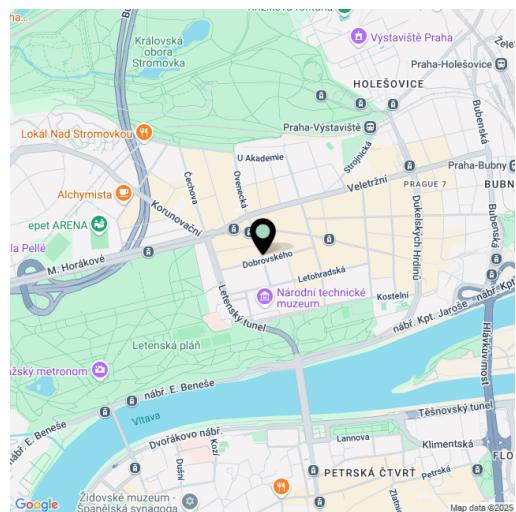


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Total area	44 m <sup>2</sup>
Floor area*	40 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	108939



\* 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 loggia overlooking the inner courtyard is part of the new Ověnecká 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 2nd-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 southwest-facing loggia.

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 40.4 m<sup>2</sup>, balcony 3.7 m<sup>2</sup>.



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OVANECKÁ 9

**Byt | Apt** A.307

3. NP | 2nd floor 2+kk | 1 bedroom

1	Chodba   Hall	4,00 m <sup>2</sup>
2	Obyvaci pokoj   Living room	19,70 m <sup>2</sup>
3	Ložnice   Bedroom	10,20 m <sup>2</sup>
4	Koupelna   Bathroom	4,60 m <sup>2</sup>

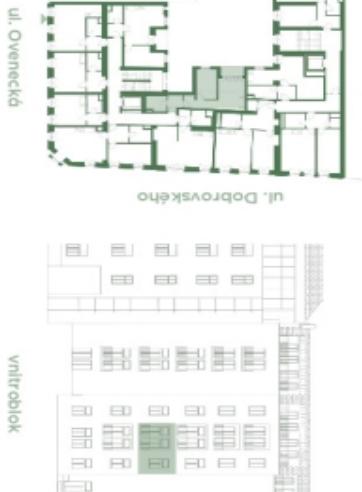
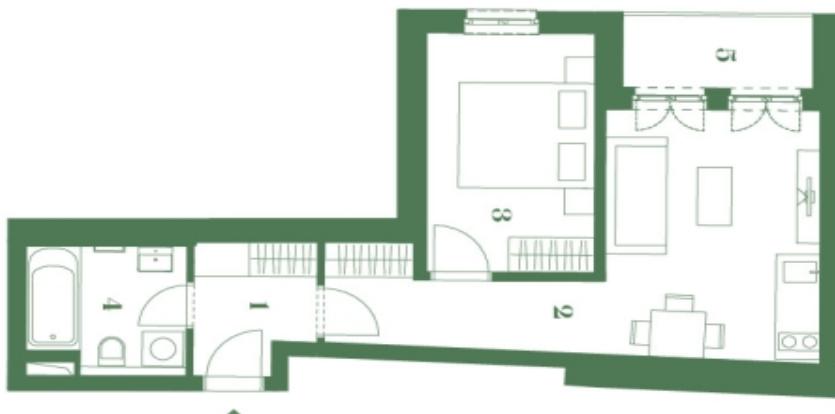
Užitná plocha | Usable area 38,40 m<sup>2</sup>

Podlahová plocha | Floor area 40,40 m<sup>2</sup>

5 Lodžie | Loggia 3,70 m<sup>2</sup>

Celková plocha | Total area 44,10 m<sup>2</sup>

0.5 1.5 3m  
M 1:75



vnitroblok

ul. Ovanecká

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