



## Apartment Studio (1+kk)

25.4 m², Prague 7, Holešovice, Ověnecká

€ 270 549 | CZK 6 573 000







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Total area	25 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	108940

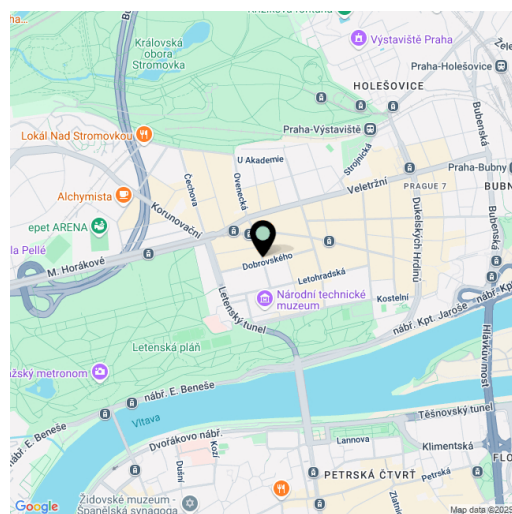
This southeast-facing apartment is part of the Ověnecká 9 residential project, a corner building from 1900 that is being completely renovated, located at a prestigious address in Letná—a vibrant neighborhood full of cafés and bistros, close to Letná Park and tram connections to the city center and metro stations. Completion is scheduled for the first half of 2027.

The layout of this 3rd-floor unit consists of a living space with a preparation for a kitchen, a bathroom (with a toilet and walk-in shower), and an entrance hallway.

The high-standard facilities include **brushed rustic oak parquet floors**, wooden lacquered panel **entrance doors** with security fitting, replicas of wooden **casement windows**, and a **designer bathroom**. A **cellar storage unit** must be purchased separately. The building will feature a modern elevator and elegant common areas with **marble wall tiles**, a restored **stone staircase**, and decorative railings.

Located on a **quiet street** near the **National Technical Museum** and the **National Museum of Agricultural**, the building is within walking distance of the National Gallery, the **Bio Oko** arthouse cinema, the Metronome, and the **Výstaviště** exhibition grounds. The surrounding area is full of restaurants, cafés, bistros, and bars, with supermarkets and a shopping center also close-by. The beautifully maintained **Letná and Stromovka parks** add to the appeal of the neighborhood. Excellent public transport is provided by trams just a 2-minute walk away, with metro stations reachable in 5 minutes. A planned **express rail stop for airport** access will also be within walking distance.

Floor area 25.4 m<sup>2</sup>.



\* 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.



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OVĚNECKÁ 9

Byt | AptA.404

4. NP | 3rd floor

1+kk | studio

1 Chodba | Hall3,70 m²

2 Obývací pokoj | Living room16,60 m²

3 Koupelna | Bathroom3,40 m²

Užitná plocha | Usable area23,80 m²

Podlahová plocha | Floor area25,40 m²

Celková plocha | Total area25,40 m²

EXKLUZIVNÍ ZASTOUPENÍ  
EXCLUSIVE REPRESENTATION

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

0,51,53m

M 1:75

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ul. Dobrovského

ul. Ověnecká

ulice

3

2

1

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