svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment One-bedroom (2+kk)

50 m², Prague 7, Holešovice, Ovenecká

€ 431 553 | CZK 10 504 000

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50 m², Prague 7, Holešovice, Ovenecká

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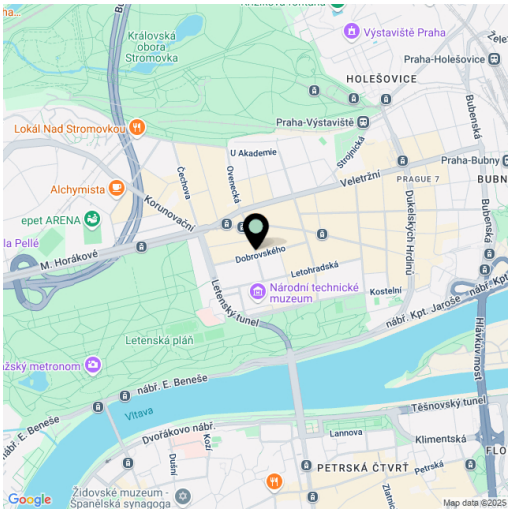
Total area	50 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	108943



* 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 4th-floor apartment is part of the new Ovenecká 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.

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 50 m².

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OVENECKÁ 9

Byt | Apt A.506

5. NP | 4th floor 2+kk | 1 bedroom

1	Chodba | Hall	5,80 m²
2	Obývací pokoj | Living room	21,70 m²
3	Ložnice | Bedroom	16,20 m²
4	Koupelna | Bathroom	3,60 m²
	Užitná plocha | Usable area	47,30 m²
	Podlahová plocha | Floor area	50,00 m²
	Celková plocha | Total area	50,00 m²

EXKLUZIVNÍ ZASTOUPENÍ
EXCLUSIVE REPRESENTATION
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M 1:75

0,5 1,5 3m

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