



Apartment One-bedroom (2+kk)

€ 481 923 | CZK 11 730 000

56.5 m², Prague 7, Holešovice, Ověnecká



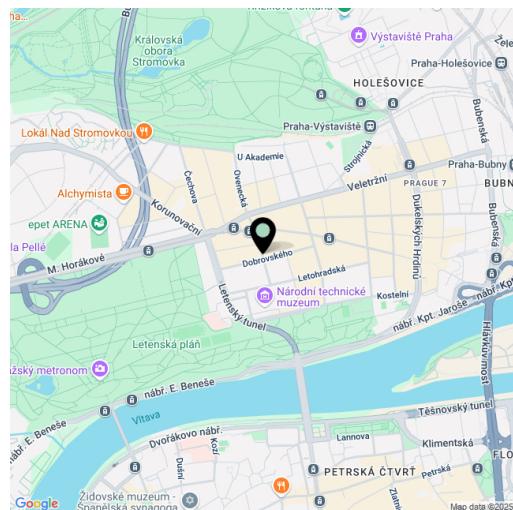


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Total area	57 m ²
Parking	-
Cellar	Yes
PENB	D
Reference number	108944



* 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 3rd-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 a toilet), 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 56.5 m².



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OVANECKÁ 9

Byt | Apt B.410

4. NP | 3rd floor 2+kk | 1 bedroom

1	Chodba Hall	5,70 m ²
2	Obývací pokoj Living room	24,00 m ²
3	Ložnice Bedroom	16,70 m ²
4	Koupelna Bathroom	4,20 m ²
5	Komora Closet	3,90 m ²

Užitná plocha Usable area	54,50 m ²
Podlahová plocha Floor area	56,50 m ²
Celková plocha Total area	56,50 m ²

0,5
1,5
3m
M 1:75



Základní výpočtu půdoryšové plochy je sčítován výška výšky výšky
č. 366/2013 Sb. tímto výkres byl zpracován pro marketingovém účelu.
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