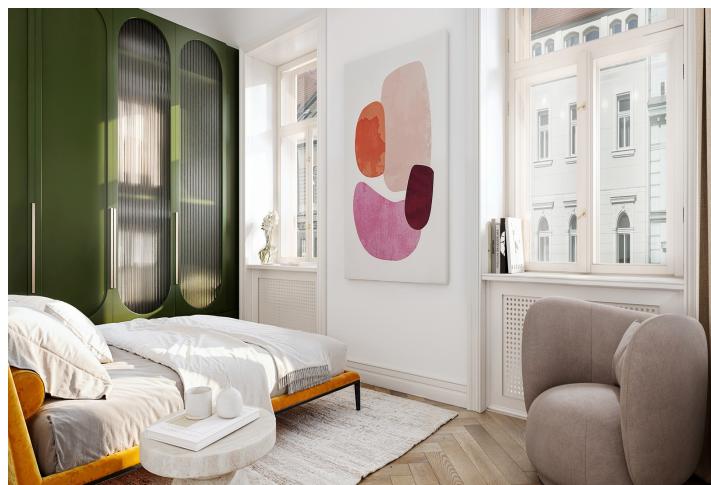




Apartment Two-bedroom (3+kk)

€ 1 143 180 | CZK 27 825 000

100.9 m², Prague 7, Holešovice, Ověnecká



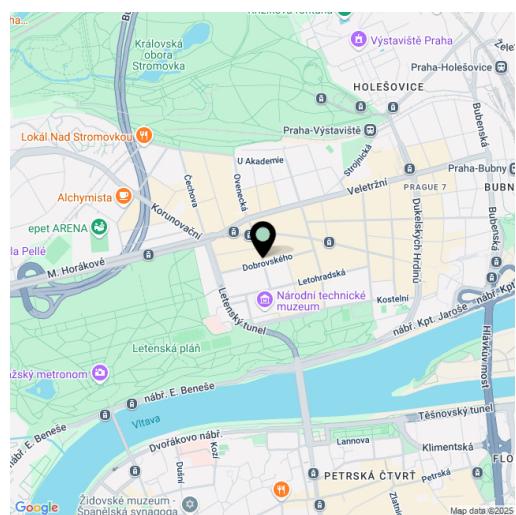


Apartment Two-bedroom (3+kk)

€ 1 143 180 | CZK 27 825 000

100.9 m², Prague 7, Holešovice, Ovencecká

| | |
|------------------|--------------------|
| Total area | 204 m ² |
| Floor area* | 101 m ² |
| Loggia | 103 m ² |
| Parking | Yes |
| Cellar | Yes |
| PENB | D |
| Reference number | 108945 |



* 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 duplex apartment with a southwest-facing loggia of more than 100 m² overlooking the inner courtyard 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 the apartment on the entry level (5th floor) includes a hallway, a toilet, a closet, and a hallway. The interior staircase leads to the upper floor (6th floor), which features a living room with a preparation for a kitchen, a gallery, a bedroom, a bathroom with a bathtub and toilet, and a storage room. The living rooms have access to a large, over 100-meter loggia.

The high-end facilities include **brushed rustic oak parquet floors**, wooden lacquered panel entrance doors with security 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 with the apartment, and **a parking space** in a car stacker located in the covered courtyard is also available for purchase. The building will be equipped with a modern elevator and elegant common areas, including **marble wall tiles**, a restored **stone staircase**, and ornate railings.

The residence is set on a quiet street near the **National Technical Museum** and the **National Museum of Agriculture**, as well as kindergartens, elementary schools, and **a high school**. The National Gallery, the **Bio Oko** arthouse cinema, the Metronome, and the Výstaviště exhibition grounds are all just a few minutes' walk away. The neighborhood is rich in restaurants, cafés, bistros, and bars, with supermarkets and a shopping center also within walking distance. The area is enhanced by the beautifully maintained **Letná and Stromovka parks**. Excellent transport links are ensured by tram stops just 2 minutes away, with metro stations reachable within 5 minutes, and a planned **airport express train stop** also within walking distance.

Floor area 100.9 m², loggia 102.6 m².



Apartment Two-bedroom (3+kk)

€ 1 143 180 | CZK 27 825 000

100.9 m², Prague 7, Holešovice, Ověnecká

OVĚNECKÁ 9

Byt | Apt

B.612

mezonet

maisonette

6. NP | 5th floor

3+KK | 2 bedroom

| | | |
|---|-----------------------|----------------------|
| 1 | Chodba Hall | 7,70 m ² |
| 2 | Ložnice Bedroom | 15,60 m ² |
| 3 | Toaleta Toilet | 1,90 m ² |
| 4 | Komora Closet | 1,80 m ² |
| 5 | Schodiště Staircase | 3,80 m ² |

6. NP

Užitná plocha | Usable area

30,70 m²

Podlahová plocha | Floor area

31,50 m²

7. NP

Užitná plocha | Usable area

63,70 m²

Podlahová plocha | Floor area

69,40 m²

11. Lodžie | Loggia

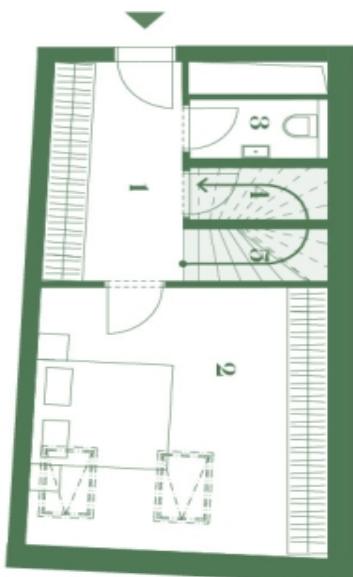
102,60 m²

Celková plocha | Total area

203,50 m²

0,5
1,5
3m

M 1:75



ul. Ověnecká

ulice

Základní výpočtu půdoryšové plochy je sčítován výška výšky budovy
č. 366/2013 Sb. Úmrt. výkres bytů zpracován pro marketingovém účelu.
Zobrazovaný půdorys bytu všechno zahrnuje mimo výbavu a spotřebiče.
Je pouze illustrativní. Výkres o specifikaci může být významně odlišný.
Prodejci si vyhrazuje právo na případné změny.





Apartment Two-bedroom (3+kk)

€ 1 143 180 | CZK 27 825 000

100.9 m², Prague 7, Holešovice, Ověnecká

OVĚNECKÁ 9

Byt | Apt

B.612

mezonet

maisonette

7. NP | 6th floor

3+kk | 2 bedroom

| | | |
|----|-----------------------------|----------------------|
| 6 | Galerie Gallery | 14,80 m ² |
| 7 | Obývací pokoj Living room | 25,40 m ² |
| 8 | Ložnice Bedroom | 16,00 m ² |
| 9 | Koupelna Bathroom | 5,70 m ² |
| 10 | Komora Closet | 1,90 m ² |

7.NP

Užitná plocha | Usable area

63,70 m²

Podlahová plocha | Floor area

69,40 m²

11. Lodžie | Loggia

102,60 m²

6.NP

Užitná plocha | Usable area

30,70 m²

Podlahová plocha | Floor area

31,50 m²

Celková plocha | Total area

203,50 m²

0.5
1.5
3m

M 1:75



Základní výpočtu půdového práva je stanoven v souladu s mezinárodní výzvou
č. 366/2013 Sb. tento výkres byl zpracován pro marketingovém účelu.
Zobrazeny výkresy bytu vám zahrnují výbavu a rozlohy, které
je pouze illustrativní. Výkres o specifické měřítku lze použít
pro účely srovnání s výkresy jiných bytů.

EXKLUZIVNÍ ZÁSOUPĚNÍ
EXCLUSIVE REPRESENTATION

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

ul. Ověnecká

