



Apartment One-bedroom (2+kk)

€ 576 250 | CZK 14 000 000

60.4 m², Prague 7, Holešovice, Ověnecká





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Total area	65 m²
Floor area*	60 m²
Loggia	4 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	108946

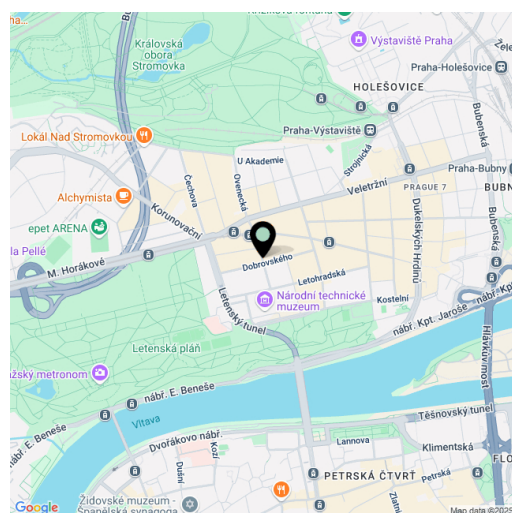
This duplex apartment with a southwest-facing loggia overlooking the inner courtyard is part of the new Ověnecká 9 residential project, a corner building from 1900 that is being completely renovated, located at a prestigious address in Letná—a vibrant neighborhood full of cafés and bistros, close to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

The layout of the apartment on the entry level (5th floor) includes a living room with a preparation for a kitchen, a hallway, and a bathroom with a bathtub and toilet. The interior staircase leads to the upper floor (6th floor), which features a gallery and a bedroom with access to the **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 60.4 m², loggia 4.4 m².



* 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 | Apt A.607

mezonet | maisonette

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

1 Chodba | Hall 5,80 m²

2 Obývací pokoj | Living room 16,20 m²

3 Koupelna | Bathroom 2,20 m²

6. NP

Užitná plocha | Usable area 24,20 m²

Podlahová plocha | Floor area 28,00 m²

7. NP

Užitná plocha | Usable area 31,80 m²

Podlahová plocha | Floor area 32,40 m²

6 Lodžie | Loggia 4,40 m²

Celková plocha | Total area 64,80 m²

EXKLUZIVNÍ ZASTOUPENÍ
EXCLUSIVE REPRESENTATION

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

0,5 1,5 3m

M 1:75

Základní výhled podlažní plochy je stonoven v souladu s reálnými výhledy č. 564/2013 Sb. Tento výhled byl zpracován pro marketingové účely. Zobrazený podlažní byt, včetně zakresleného vybavení a součástí, je pouze ilustrační. Vybavení a součásti nejsou součástí prodeje. Prodejce si vyhrazuje právo na případné změny.

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ul. Ověnecká

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OVĚNECKÁ 9

Byt | Apt A.607

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7. NP | 6th floor 2+kk | 1 bedroom

4. Galerie | Gallery 12,10 m²

5. Ložnice | Bedroom 19,60 m²

7. NP

Užitná plocha | Usable area 31,80 m²

Podlahová plocha | Floor area 32,40 m²

6. Ložie | Loggia 4,40 m²

6. NP

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