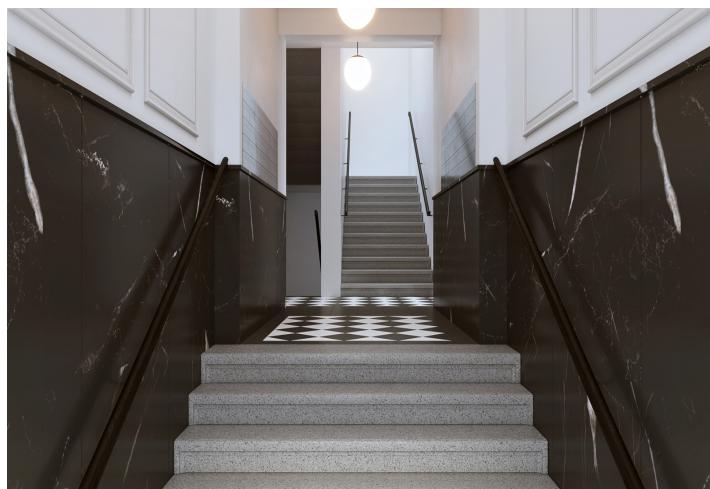




Apartment One-bedroom (2+kk)

€ 576 250 | CZK 14 000 000

60.4 m², Prague 7, Holešovice, Ověnecká



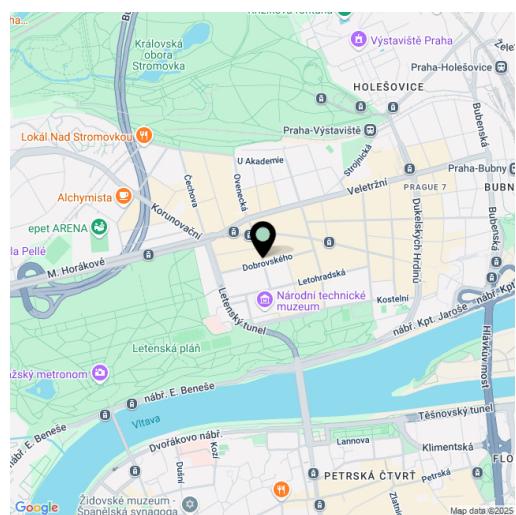


Apartment One-bedroom (2+kk)

€ 576 250 | CZK 14 000 000

60.4 m², Prague 7, Holešovice, Ovanecká

Total area	65 m ²
Floor area*	60 m ²
Loggia	4 m ²
Parking	-
Cellar	Yes
PENB	D
Reference number	108946



* 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 overlooking the inner courtyard is part of the new Ovanecká 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.



Apartment One-bedroom (2+kk)

€ 576 250 | CZK 14 000 000

60.4 m², Prague 7, Holešovice, Ovencecká

OVENCECKÁ 9

Byt | Apt A.607

mezonet | maisonette

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

1	Chodba Hall	5,80 m ²
2	Obývací pokoj Living room	16,20 m ²
3	Koupelna Bathroom	2,20 m ²

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

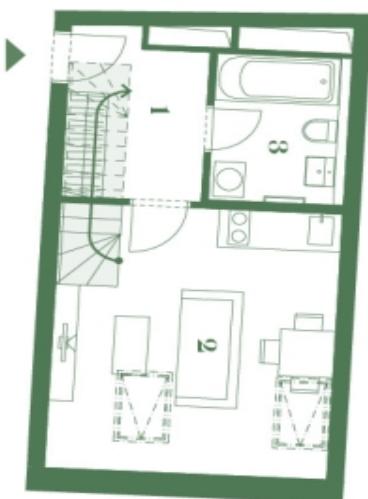
64,80 m²

0.5
1.5
3m
M 1:75



Základní výrobku podlahové plochy je stanoven v souladu s mezinárodní výzvou
č. 366/2013 Sb. tento výkres byl zpracován pro marketingovém účelu.
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průčelí a výměru plochy na případné změny.

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Apartment One-bedroom (2+kk)

€ 576 250 | CZK 14 000 000

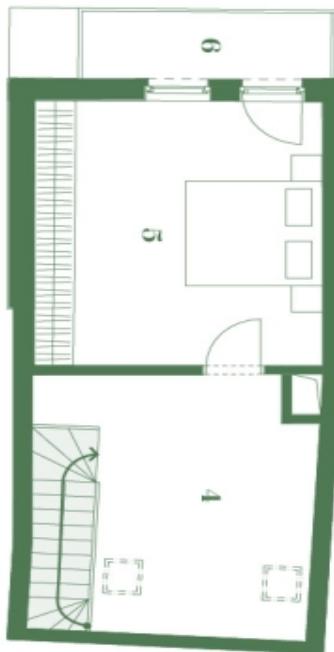
60.4 m², Prague 7, Holešovice, Ovanecká

OVANECKÁ 9

Byt | Apt A.607

mezonet	maisonette
7. NP 6th floor	2+kk 1 bedroom
4 Galerie Gallery	12,10 m ²
5 Ložnice Bedroom	19,60 m ²
7. NP	
Užitná plocha Usable area	31,80 m ²
Podlahová plocha Floor area	32,40 m ²
6 Lodžie Loggia	4,40 m ²
6. NP	
Užitná plocha Usable area	24,20 m ²
Podlahová plocha Floor area	28,00 m ²
Celková plocha Total area	64,80 m ²

0.5
1.5
3m
M 1:75



Základní výpočtu půdoryšové plochy je stanoven v rámci výdoby
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