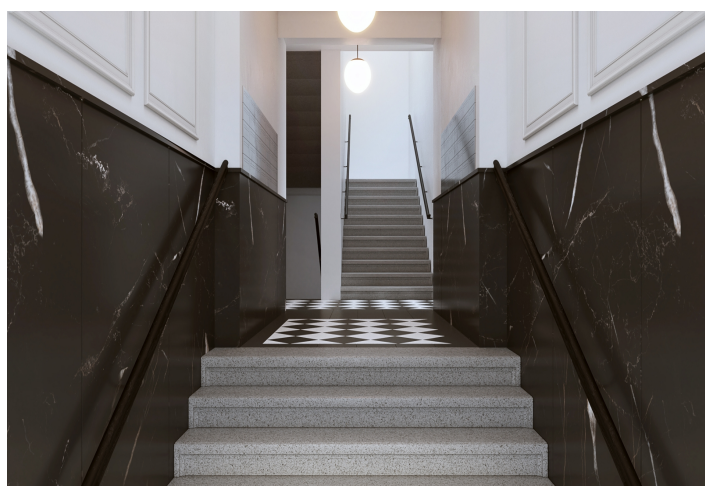




Apartment One-bedroom (2+kk)

€ 323 935 | CZK 7 870 000

43.1 m², Prague 7, Holešovice, Ověnecká





Apartment One-bedroom (2+kk)

€ 323 935 | CZK 7 870 000

43.1 m², Prague 7, Holešovice, Ověnecká

Total area	47 m²
Floor area*	43 m²
Loggia	4 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	109959

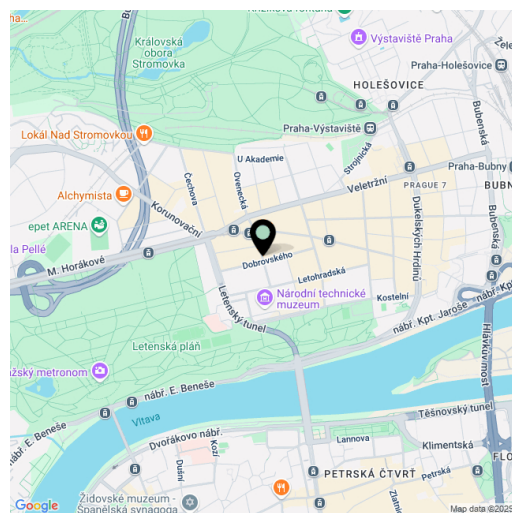
This west-facing residential unit with a loggia overlooking the inner courtyard is part of the new Ověnecká 9 residential project, a corner building from 1900 that is being completely renovated, located at a prestigious address in Letná—a vibrant neighborhood full of cafés and bistros, close to Letná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

The layout of this ground floor unit consists of a living space with a preparation for a kitchen and a **loggia**, a bedroom, a bathroom (with a toilet and walk-in shower), and an entrance hallway.

The high-standard facilities include **brushed rustic oak parquet floors**, wooden lacquered panel **entrance doors** with security fitting, replicas of wooden **casement windows**, and a **designer bathroom**. A **cellar storage unit** must be purchased separately. The building will feature a modern elevator and elegant common areas with **marble wall tiles**, a restored **stone staircase**, and decorative railings.

Located on a **quiet street** near the **National Technical Museum** and the **National Museum of Agricultural**, the building is within walking distance of the National Gallery, the **Bio Oko** arthouse cinema, the Metronome, and the **Výstaviště** exhibition grounds. The surrounding area is full of restaurants, cafés, bistros, and bars, with supermarkets and a shopping center also close-by. The beautifully maintained **Letná and Stromovka parks** add to the appeal of the neighborhood. Excellent public transport is provided by trams just a 2-minute walk away, with metro stations reachable in 5 minutes. A planned **express rail stop for airport** access will also be within walking distance.

Floor area 43.1 m², loggia 3.9 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.101

ubytovací jednotka | accommodation unit

1. NP | ground floor

2+kk | 1 bedroom

1 Chodba | Hall

2 Obývací pokoj | Living room

3 Koupelna | Bathroom

4 Ložnice | Bedroom

Užitná plocha | Usable area

Podlahová plocha | Floor area

5 Lodžie | Loggia

Celková plocha | Total area

47,00 m²

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ul. Dobrovského

ul. Ověnecká

vnitřní oblo

5

4

3

2

1

8

5

Svoboda & Williams s.r.o.

info@svoboda-williams.com

www.svoboda-williams.com

Prague

+420 257 328 281

+420 724 551 238

Brno

+420 543 250 711

+420 724 551 238

Bratislava

+421 948 939 938

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29. 01. 2026, 17:59