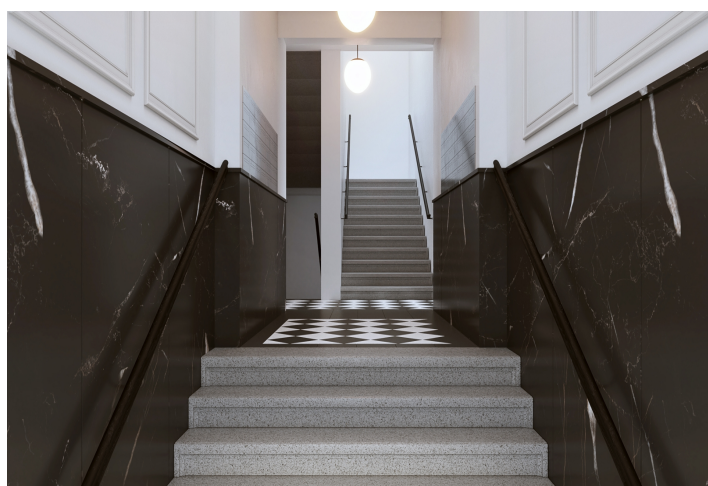




Apartment Studio (1+kk)

39.5 m², Prague 7, Holešovice, Ověnecká

€ 299 096 | CZK 7 280 000





Apartment Studio (1+kk)

39.5 m², Prague 7, Holešovice, Ověnecká

€ 299 096 | CZK 7 280 000

Total area	40 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	109960

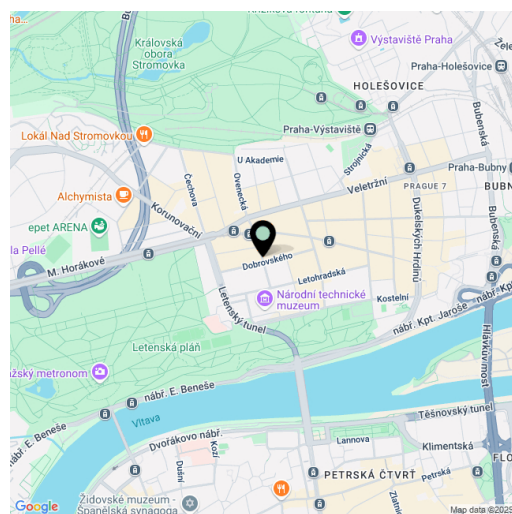
This residential unit overlooking the inner courtyard is part of the new Ověnecká 9 residential project, a corner building from 1900 that is being completely renovated, located at a prestigious address in Letná—a vibrant neighborhood full of cafés and bistros, close to Letná Park and tram connections 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, 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 39.5 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 B.108

ubytovací jednotka | accomodation unit

1. NP | ground floor

1+kk | studio

1 Chodba | Hall4,50 m²

2 Obývací pokoj | Living room27,50 m²

3 Koupelna | Bathroom5,10 m²

Užitná plocha | Usable area37,00 m²

Podlahová plocha | Floor area39,50 m²

Celková plocha | Total area39,50 m²

EXKLUZIVNÍ ZASTOUPENÍ
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ul. Dobrovského

ul. Ověnecká

vnitřní obloha

1

2

3

5

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