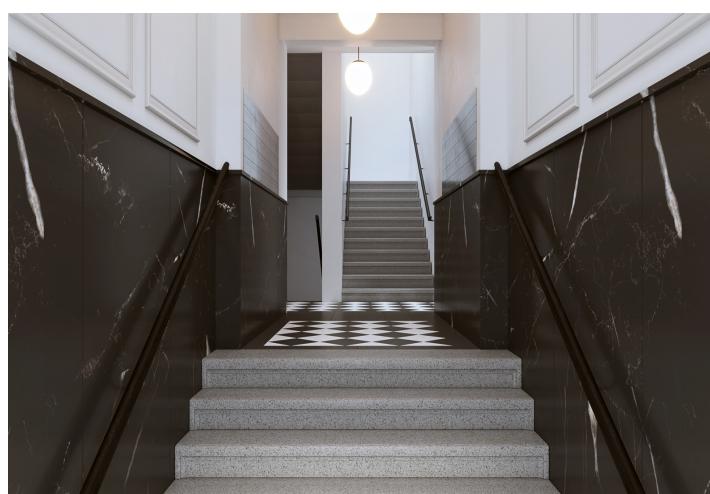




Apartment One-bedroom (2+kk)

€ 479 523 | CZK 11 650 000

46.3 m², Prague 7, Holešovice, Ovencecká



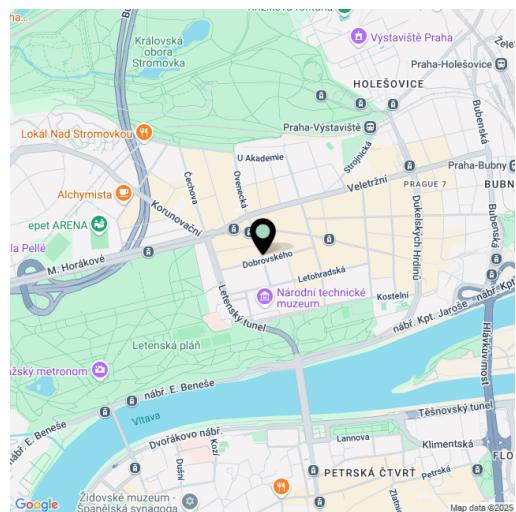


Apartment One-bedroom (2+kk)

€ 479 523 | CZK 11 650 000

46.3 m², Prague 7, Holešovice, Ovencecká

| | |
|------------------|-------------------|
| Total area | 50 m ² |
| Floor area* | 46 m ² |
| Loggia | 4 m ² |
| Parking | - |
| Cellar | Yes |
| PENB | G |
| Reference number | 109961 |



* 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 5th-floor apartment with a loggia 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 this 5th-floor apartment 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 46.3 m², loggia 3.8 m².



Apartment One-bedroom (2+kk)

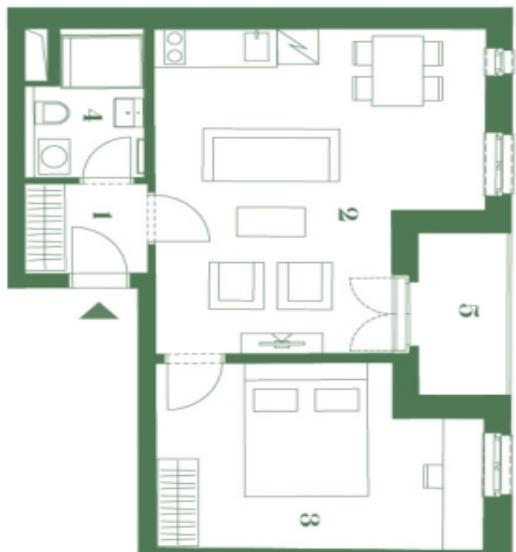
€ 479 523 | CZK 11 650 000

46.3 m², Prague 7, Holešovice, Ovanecká

OVANECKÁ 9

| Byt Apt | | A.601 |
|-------------------------------|----------------------|-------|
| 6. NP 5th floor | 2+kk 1 bedroom | |
| 1 Chodba Hall | 2,90 m ² | |
| 2 Obývací pokoj Living room | 23,80 m ² | |
| 3 Ložnice Bedroom | 14,10 m ² | |
| 4 Koupelna Bathroom | 3,90 m ² | |
| Užitná plocha Usable area | 44,60 m ² | |
| Podlahová plocha Floor area | 46,30 m ² | |
| 5 Lodžie Loggia | 3,80 m ² | |
| Celková plocha Total area | 50,10 m ² | |

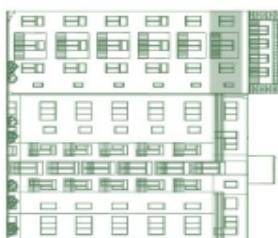
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ul. Ovanecká



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