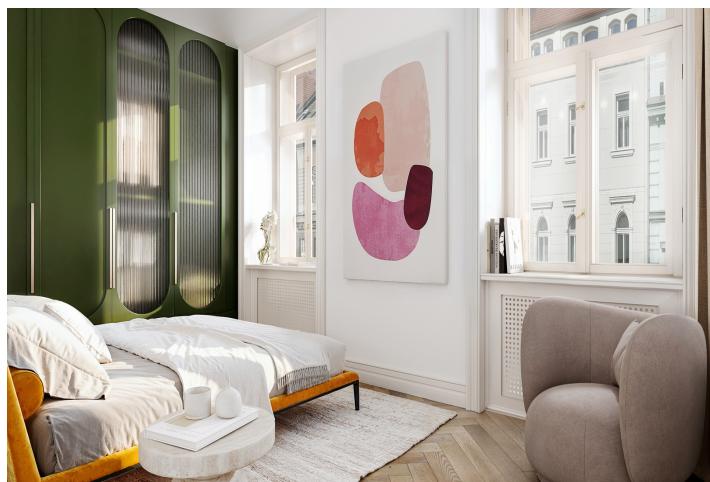




Apartment One-bedroom (2+kk)

€ 605 063 | CZK 14 700 000

58.4 m², Prague 7, Holešovice, Ovenceká



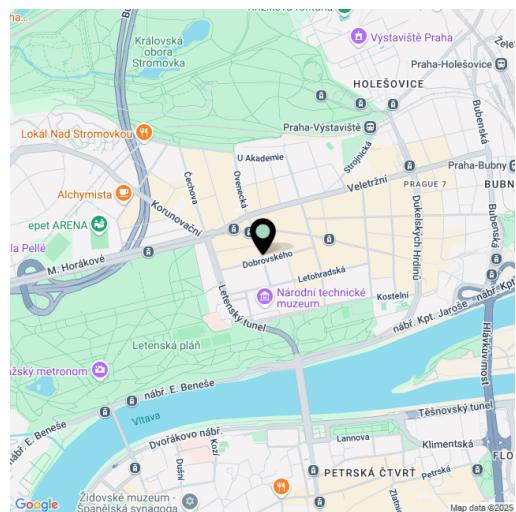


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58.4 m², Prague 7, Holešovice, Ovencecká

Total area	62 m ²
Floor area*	58 m ²
Balcony	4 m ²
Parking	-
Cellar	Yes
PENB	D
Reference number	109966



* 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 sotheast-facing balcony 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 apartment consists of a living space with a preparation for a kitchen and a balcony, 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 58.4 m², balcony 3.5 m².



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OVENECKÁ 9

Byt | Apt B.613

B.613

6. Np	5th floor	2+kk	1 bedroom
1	Chodba Hall	8,70 m ²	
2	Obyvaci pokoj Living room	30,70 m ²	
3	Ložnice Bedroom	13,50 m ²	
4	Koupelna Bathroom	3,50 m ²	
Užitná plocha Usable area		56,30 m ²	
Podlahová plocha Floor area		58,40 m ²	
5	Balkón Balcony	3,50 m ²	
Celková plocha Total area		61,90 m ²	

M 1:75

The floor plan illustrates a house layout with a green boundary line. The main entrance is at the bottom, leading into a large living room (8) with a fireplace. To the left is a dining room (7) and a kitchen (6) with a breakfast bar. A central hallway (2) connects the living room, dining room, and kitchen. A staircase leads to the upper floor. The upper floor features a large master bedroom (1) with an en-suite bathroom (10) and a walk-in closet (11). There are two additional bedrooms (3) and (4) on this level, along with a shared bathroom (9). A laundry room (5) is located near the kitchen. The house also includes a garage and a back door.

The image shows a detailed architectural floor plan of a residential complex. The plan includes several building blocks, some with multiple levels and various room configurations. A specific entrance, labeled 'ul. Dobrovského', is marked with a green rectangle on the right side of the plan. The plan is oriented with the text 'ul. Ovanecká' at the top left and 'vnitroblok' at the bottom left.

vnitroblok

ul. Ovanecká

Základ výpočtu podílového počtu je stanoven v souladu s nelidmírem č. 360/2013 Sb. tento výkres byl zpracován pro market-ingovém účelu. Zobrazuje položky byt, vlastní závesného vybavení a spotřebičů. Je pouze ilustrativní výkres o spotřebě nejvýznamnějšího spotřebiče. Prodávání je výhradně právo na oficiální značky.

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