



## Apartment Two-bedroom (3+kk)

Sold

136 m<sup>2</sup>, Prague 7, Bubeneč, Ovenceká

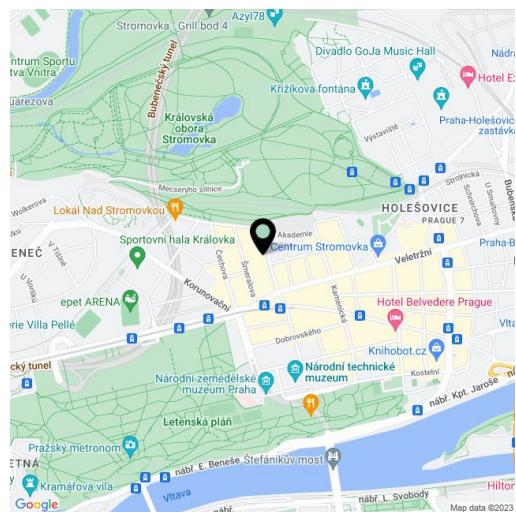




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Total area	183 m <sup>2</sup>
Floor area*	136 m <sup>2</sup>
Terrace	47 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	15628



\* 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.

**Spacious apartment complete with a large terrace and 2 bathrooms, ready for final completion based on buyer's requests, in the OVENCEKÁ No.33 modern residence after complete reconstruction. Located in the prestigious neighborhood of Prague 7 - Letná.**

The layout of the apartment on the 1st floor features a big entry hall, a spacious living space with dining area and open kitchen with direct access to terrace, 2 bedrooms with en-suite bathrooms and space for built-in wardrobes, possibility to make another bedroom / study, a guest toilet and a utility room. Common areas after complete reconstruction (completion: March 2016), **historic features (exterior / interior) preserved, new elevator.**

The apartment is for sale in the Elemental standard, defined as "ready to finish" (before completion of final surfaces) and therefore offers owners the opportunity to finish the interior using their own interior designer or architect. Another possibility that future owners can choose is completion of interior as "made to order" supervised by a developer in one of the two standards (Aesthetic or Avantgarde).

The OVENCEKÁ No.33 residence is situated on a wide street lined with typical front gardens and trees creating great private space in front of the residence. **Location is characterized by great transportation access;** Hradčanská and Vltavská metro stations are located nearby and the Letenské náměstí tram stop is situated only a few minutes walk from the building. Letná and neighboring Holešovice offer rich cultural points of interest, for example, DOX gallery, the Prague National Gallery in Veletržní Palace, La Fabrika cultural venue or the Oko art cinema. Healthy lifestyle enthusiasts will enjoy regular visits to nearby Letenské Sady Park, located next to Stromovka Park, which is the biggest and most beautiful park in Prague.

Interior 135.79 m<sup>2</sup>, terrace 47.92 m<sup>2</sup>, cellar 8.36 m<sup>2</sup>.



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