



## Apartment Four-bedroom (5+kk)

Sold

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

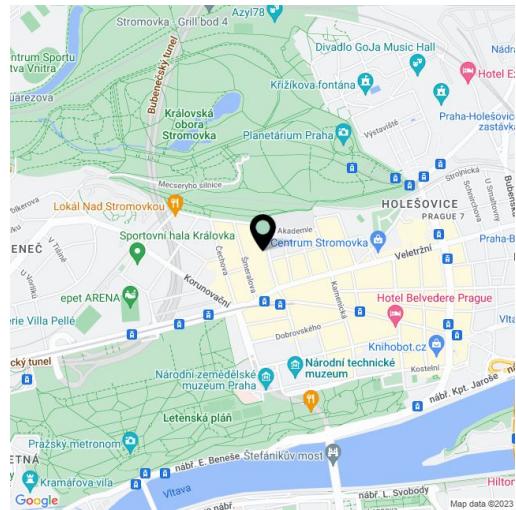




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Total area	212 m <sup>2</sup>
Floor area*	198 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Parking	2 spaces in the automatic parking system
Garage	Yes
Cellar	Yes
PENB	G
Reference number	16719



\* 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 boasting 3 balconies, 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 4th floor features an entry hall with access to balcony and walk-in wardrobe, a large living space with dining area and open kitchen with access to the second balcony, 3 bedrooms with en-suite bathrooms (one with closet, one with balcony and study/closet), guest toilet and a utility room. Common areas after complete reconstruction (completion: Q4 2015), **historic features (exterior / interior) preserved, new elevator; 2 parking spaces in the automatic parking system are included in the purchase price.**

The apartment is for sale in the Elemental standard, defined as "ready to finish" (before completion of final surfaces) and therefore owners have 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 art cinema Oko are situated here. 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.

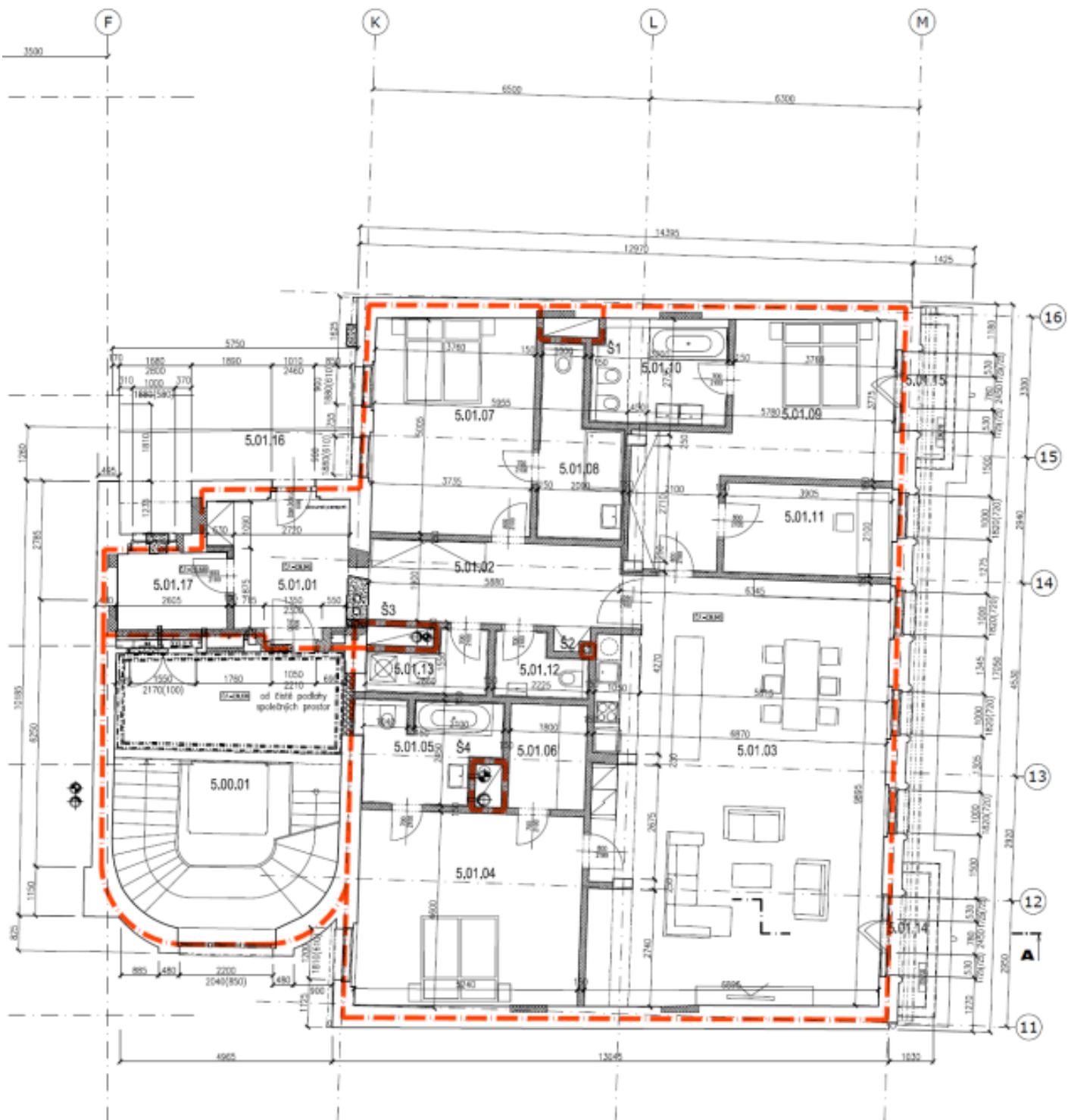
Interior 198.42 m<sup>2</sup>, balconies 2.48 + 2.66 + 8.52 m<sup>2</sup>, cellar 5.8 + 10.6 m<sup>2</sup>.



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**PŮDORYS 5.NP 1:100**