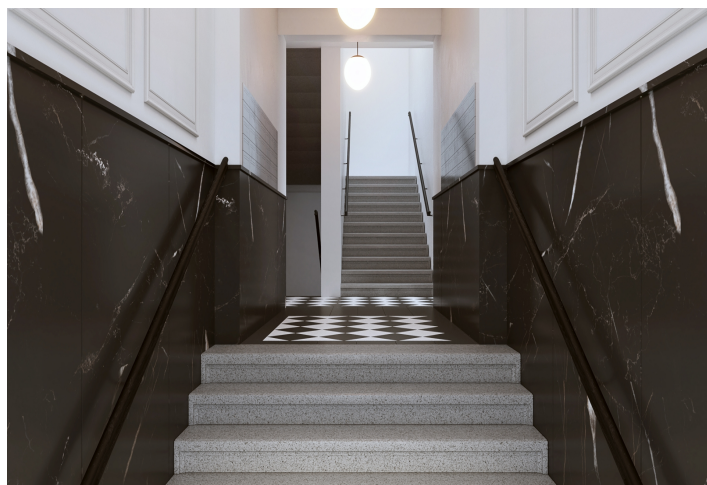




Apartment Two-bedroom (3+kk)

€ 873 451 | CZK 21 500 000

100.9 m², Prague 7, Holešovice, Ověnecká



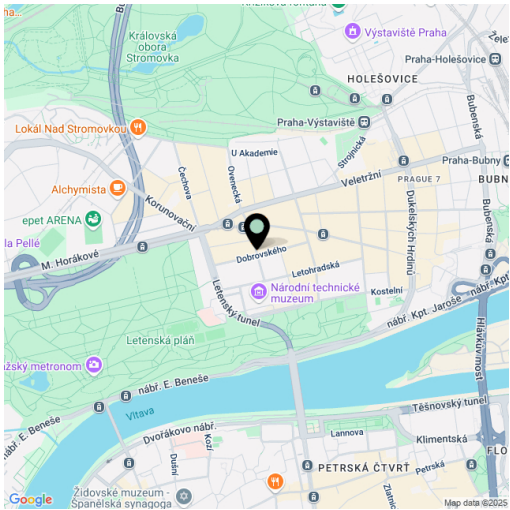


Apartment Two-bedroom (3+kk)

€ 873 451 | CZK 21 500 000

100.9 m², Prague 7, Holešovice, Ověnecká

Total area	109 m²
Floor area*	101 m²
Loggia	8 m²
Parking	Yes
Cellar	Yes
PENB	D
Reference number	108947



* 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 duplex apartment with a southwest-facing loggia 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 the apartment on the entry level (5th floor) includes a living room with a preparation for a kitchen, a hallway, a toilet, and a closet. The interior staircase leads to the upper floor (6th floor), which features a hallway, a bedroom with a walk-in closet, a second bedroom, an additional closet, and a bathroom with a bathtub and toilet. Both bedrooms have access to the loggia.

The high-end facilities include brushed rustic oak parquet floors, wooden lacquered panel entrance doors with security fittings, replicas of wooden casement windows facing the street, new Euro-style windows facing the courtyard, and a designer bathroom. A cellar storage unit must be purchased with the apartment, and a parking space in a car stacker located in the covered courtyard is also available for purchase. The building will be equipped with a modern elevator and elegant common areas, including marble wall tiles, a restored stone staircase, and ornate railings.

The residence is set on a quiet street near the National Technical Museum and the National Museum of Agriculture, as well as kindergartens, elementary schools, and a high school. The National Gallery, the Bio Oko arthouse cinema, the Metronome, and the Výstaviště exhibition grounds are all just a few minutes' walk away. The neighborhood is rich in restaurants, cafés, bistros, and bars, with supermarkets and a shopping center also within walking distance. The area is enhanced by the beautifully maintained Letná and Stromovka parks. Excellent transport links are ensured by tram stops just 2 minutes away, with metro stations reachable within 5 minutes, and a planned airport express train stop also within walking distance.

Floor area 100.9 m², loggia 8.3 m².



Apartment Two-bedroom (3+kk)

€ 873 451 | CZK 21 500 000

100.9 m², Prague 7, Holešovice, Ověnecká

OVĚNECKÁ 9

Byt | Apt A.602

mezonet | maisonette

6. NP | 5th floor 3+kk | 2 bedroom

1 Chodba | Hall 5,00 m²

2 Obývací pokoj | Living room 24,60 m²

3 Toaleta | Toilet 1,90 m²

4 Komora | Closet 1,70 m²

6. NP

Užitná plocha | Usable area 33,10 m²

Podlahová plocha | Floor area 35,50 m²

7. NP

Užitná plocha | Usable area 60,00 m²

Podlahová plocha | Floor area 65,40 m²

1.1 Lodžie | Loggia 8,30 m²

Celková plocha | Total area 109,20 m²

EXKLUZIVNÍ ZASTOUPENÍ

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1

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3

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ul. Dobrovského

ul. Ověnecká

ulice

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Svoboda & Williams s.r.o.

info@svoboda-williams.com

www.svoboda-williams.com

Prague

+420 257 328 281

+420 724 551 238

Brno

+420 543 250 711

+420 724 551 238

Bratislava

+421 948 939 938



Apartment Two-bedroom (3+kk)

€ 873 451 | CZK 21 500 000

100.9 m², Prague 7, Holešovice, Oveňecká

OVENECKÁ 9

Byt | Apt A.602

mezonet | maisonette

7. NP | 6th floor 3+kk | 2 bedroom

5 Chodba | Hall 5,10 m²

6 Šatna | Closet 3,20 m²

7 Ložnice | Bedroom 19,10 m²

8 Ložnice | Bedroom 23,30 m²

9 Šatna | Closet 4,30 m²

10 Koupelna | Bathroom 5,00 m²

7. NP

Užitná plocha | Usable area 60,00 m²

Podlahová plocha | Floor area 65,40 m²

11 Lodžie | Loggia 8,30 m²

6. NP

Užitná plocha | Usable area 33,10 m²

Podlahová plocha | Floor area 35,50 m²

Celková plocha | Total area 109,20 m²

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