



Apartment Studio (1+kk)

22.5 m², Prague 7, Holešovice, Ověnecká

€ 264 067 | CZK 6 500 000





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Total area	23 m²
Parking	-
Cellar	Yes
PENB	D
Reference number	108950

This 5th-floor semi-residential unit 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.

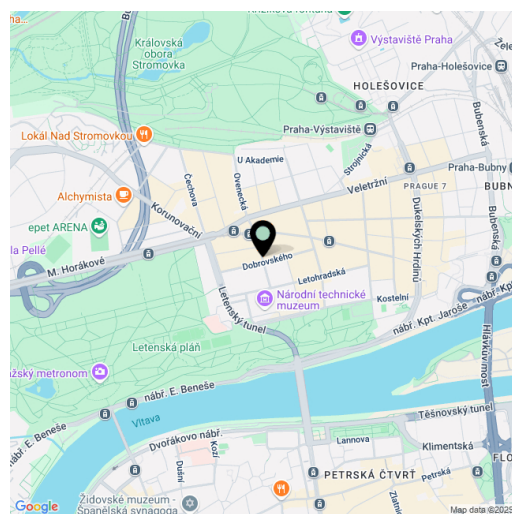
The layout of this 4th-floor unit consists of a living space with a preparation for a kitchen, a bathroom (with a toilet and walk-in shower), and an entrance hallway.

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 22.5 m².

Subject to special legal conditions.



* 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.



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OVENECKÁ 9

Byt | Apt A.605

ubytovací jednotka | accomodation unit

6. NP | 5th floor 1+kk | studio

1 Chodba | Hall 4,30 m²

2 Obývací pokoj | Living room 13,10 m²

3 Koupelna | Bathroom 3,40 m²

Užitná plocha | Usable area 20,80 m²

Podlahová plocha | Floor area 22,50 m²

Celková plocha | Total area 22,50 m²

EXKLUZIVNÍ ZASTOUPENÍ
EXCLUSIVE REPRESENTATION

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0,5 1,5 3m

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ul. Dobrovského

ul. Ověnecká

ulice

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