



## Apartment Two-bedroom (3+kk)

109 m², Prague 7, Bubeneč, Ověnecká

**Sold**





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Total area	116 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	16318

**Airy apartment with 2 balconies, ready for final completion based on buyer's requests, in the OVENEČKÁ No.33 modern residence after complete reconstruction. Located in the prestigious neighborhood of Prague 7 - Letná.**

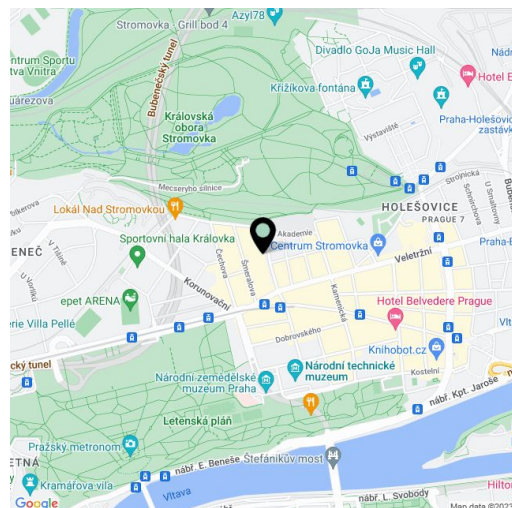
The layout of the apartment on the 1st floor offers a large hall, a spacious living space with dining area and open kitchen with direct access to balcony, 2 bedrooms with space for built-in wardrobes, one with a balcony, a bathroom with toilet and a utility room. Common areas after complete reconstruction (completion: Q4 2015), **historic features (exterior / interior) preserved, new elevator**, garage parking space available at an extra cost.

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 OVENEČKÁ 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 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.

\* 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.

Interior 109.03 m<sup>2</sup>, balconies 7.45 m<sup>2</sup>, cellar 5.89 m<sup>2</sup>.





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