



## Apartment Two-bedroom (3+kk)

**Sold**

109 m², Prague 7, Letná, Ověnecká





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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	One garage parking space included
Garage	Yes
Cellar	Yes
PENB	G
Reference number	25292

Boasting 2 balconies, sleek interior and underground parking, this fabulous 2-bedroom, 2-bathroom flat is located on the 1st floor of a famous residence OVENECKÁ No.33. Completely reconstructed building with impressive common spaces and many preserved original features is situated in a prime residential area between the parks Letná and Stromovka, with all amenities nearby.

The layout of the apartment on the 1st floor offers a large hall, a living space with dining area and open kitchen with direct access to balcony, Master bedroom with en-suite bathroom (shower, double sink, toilet) and access to a second balcony, second bedroom with en-suite bathroom (bathtub, shower over bath, sink and toilet), additional guest toilet, and a utility room.

Equipped with **solid hardwood floors**, large-format tiles, **new wooden windows**, solid wood doors, fully fitted Italian (**Valcucine**) kitchen with **Siemens** appliances, underfloor heating in the two en-suite bathrooms, built-in wardrobes in bedrooms and hallway, **high ceilings** and video entry phone. The purchase price includes **1 garage parking space** and a **cellar**.

The OVENECKÁ 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>.

