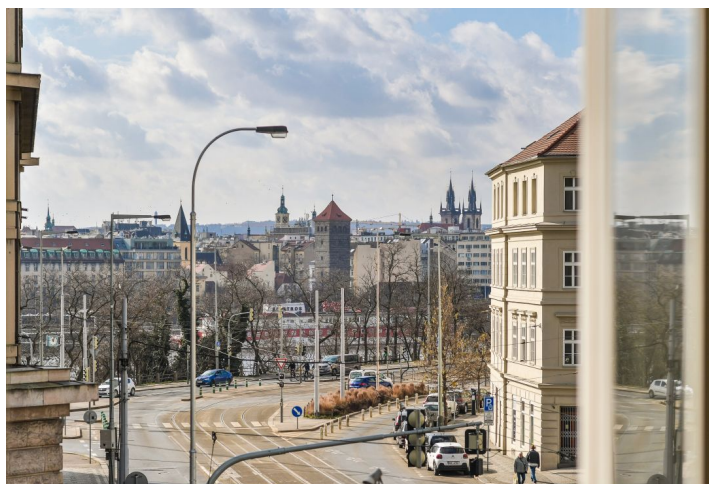




## Apartment Two-bedroom (3+1)

€ 987 899 | CZK 24 900 000

176 m<sup>2</sup>, Prague 7, Holešovice, Na ovčínách





## Apartment Two-bedroom (3+1)

€ 987 899 | CZK 24 900 000

176 m<sup>2</sup>, Prague 7, Holešovice, Na ovčínách

Total area	176 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	101224

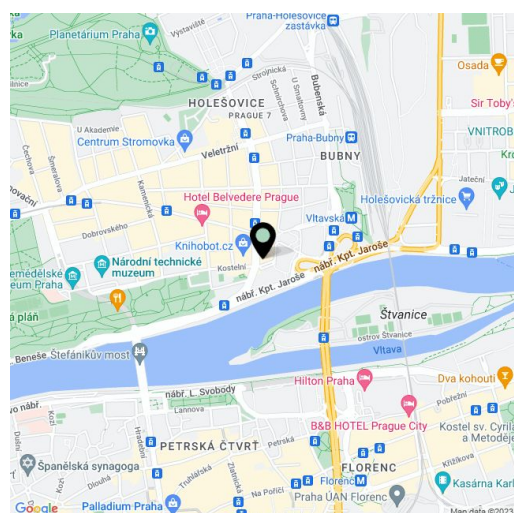
This completely renovated, very spacious refined apartment with original craftsmanship elements and beautiful views of the historical core of the city, including the Týn Cathedral, is located on the 2nd floor of a unique Functionalist apartment building with an elevator. This corner building is located in the wider city center near Letná Park.

The area of the apartment, facing east, south, and west, consists of a sixty-meter living room with a glazed semi-circular bay window, an adjoining kitchen, a master bedroom with a dressing room and bathroom, a second bedroom, a bathroom, a closet with a laundry room, a dressing room, and a large entrance hall.

The interior has been completely and successfully reconstructed (summer 2022). The casement windows are replicas of the originals; floors are new or refurbished parquet and terrazzo; the paneling is made of natural stone, and the wooden doors are refurbished. The kitchen, made to measure by a carpenter, is equipped with Electrolux and Liebherr appliances, and the worktop is made of Technistone. Heating is from an exchange station. The architecturally significant building from 1928 by Jan Šebánek, with elegant, airy common spaces and an elevator, is well maintained.

The building's excellent location allows you to have everything at your fingertips. Only a few steps away are shops, restaurants, cafes, and bistros, a famous bakery, a kindergarten, elementary school, and a high school. There is a tram stop practically right by the building, from where you can get to the city center in less than 5 minutes; the Vltavská metro station is also within walking distance. The area is charming thanks to the green landscaped areas in Letenské Garden, on Štvanice Island, or in nearby Stromovka Park.

Floor area 176.2 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.





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