



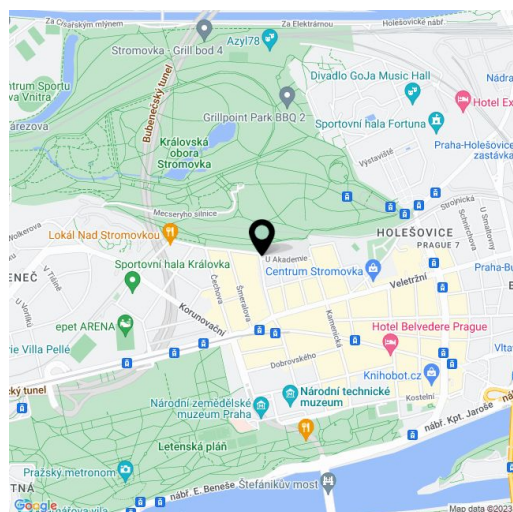
Available area	206 m <sup>2</sup>
Tenant consumption	—
Parking	—
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15841

**Office space with terrace situated on the 1st underground floor of newly renovated historic residential building. Located in sought-after residential neighborhood of Prague 7 - Letná.**

The office space is for sale in the Elemental standard, defined as "ready to finish" (before completion of final surfaces) and therefore they offer owners an opportunity to finish the interior using their own interior designer or architect. Common areas after complete reconstruction (completion March 2016), **historic features preserved (exterior / interior), new elevator.**

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.

Interior 161.54 m<sup>2</sup>, terrace 45.12 m<sup>2</sup>.





## Office space

Prague 7, Letná, Ověnecká

Sold

