



## Apartment Four-bedroom (5+kk)

Sold

240 m<sup>2</sup>, Prague 7, Bubeneč, Ověnečká





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Total area	280 m <sup>2</sup>
Floor area*	240 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Parking	1 space in automatic parking system
Garage	Yes
Cellar	Yes
PENB	C
Reference number	15915

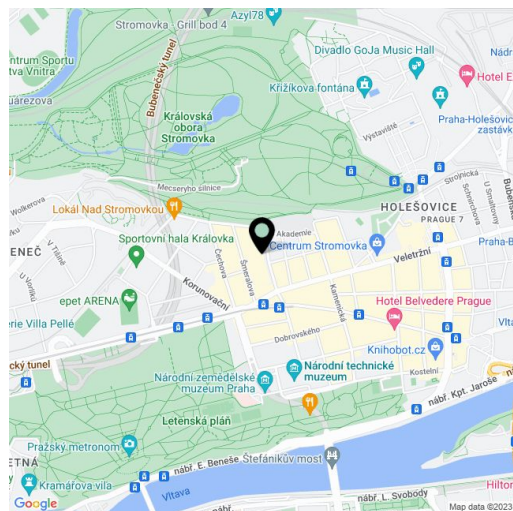
**Split-level penthouse boasting a big terrace, 2 bathrooms and plenty of space - situated in the OVENCEKÁ No.33 modern residence that has been completely reconstructed. Located in the prestigious neighborhood of Prague 7 - Letná.**

The 5th and 6th floor apartment offers on the lower level an entry hall with space for built-in wardrobes, a large living space with dining area and open kitchen with pantry, master bedroom with en-suite bathroom and walk-in closet, another 2 bedrooms with shared bathroom, and a separate toilet with utility room. The upper floor consists of a spacious gallery and a conservatory opening to a large terrace. Common areas after complete reconstruction (finished in April 2016), **historic features (exterior / interior) preserved, new elevator directly to the flat, 1 garage space included in the purchase price.**

The apartment is offered in a state of **white walls** - without completion of final surfaces and fixtures, such as floors, tiles or bathrooms, offering the future owner opportunity to design the interior according their own taste. **Air-conditioning throughout.** There is also a possibility of finishing the interior by developer at extra cost. High-standard equipment would include bleached oak wood floors, Durstone ceramic tiles, Duravit bathroom fixtures and appliances, new windows.

The OVENCEKÁ No.33 residence is situated on a wide street lined with typical front gardens and trees that create a lovely private space in front of the residence. The **location is characterized by great transportation access** ; Hradčanská and Vltavská metro stations are located nearby and the 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 and art cinema Oko. Healthy lifestyle enthusiasts will enjoy regular visits to the nearby Letenské Sady park and Stromovka (very close to the building), the biggest and one of the most beautiful parks in Prague.

Interior 240.92 m<sup>2</sup>, terrace 39.6 m<sup>2</sup>, cellar 8.01 m<sup>2</sup>.



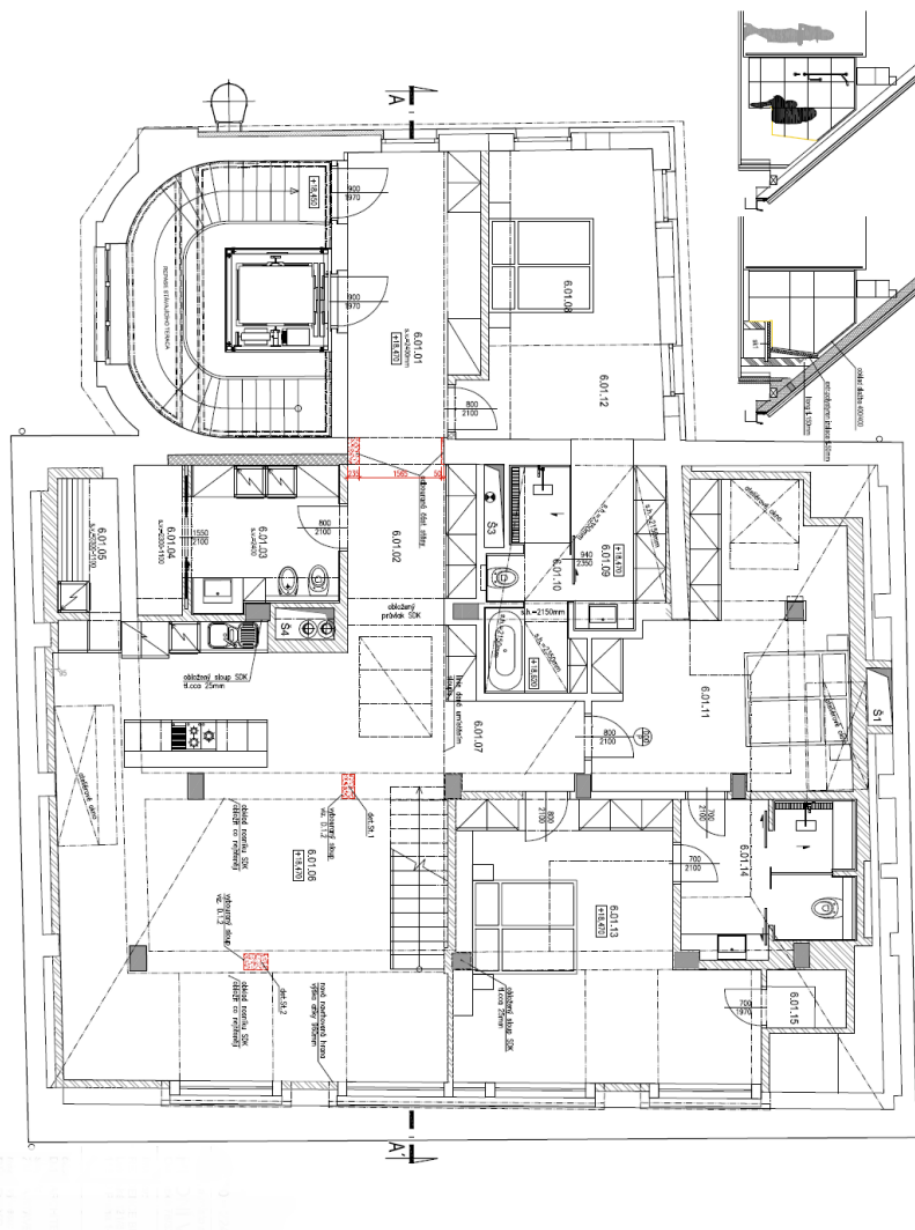
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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6. NADZEMNÍ PODLAŽÍ - NÁVRH 1:50

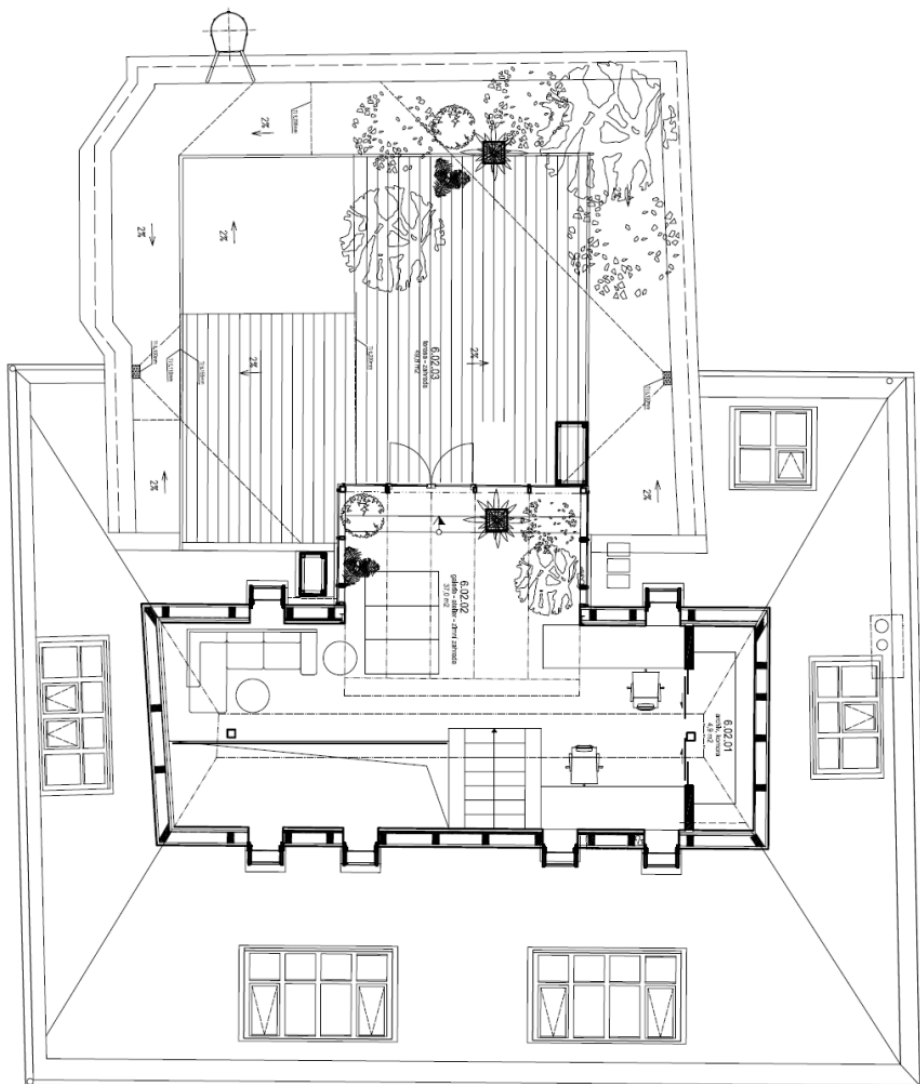




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