



## Apartment Three-bedroom (4+kk)

Sold

144 m<sup>2</sup>, Prague 7, Bubeneč, Ověnecká





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Total area	233 m <sup>2</sup>
Floor area*	144 m <sup>2</sup>
Balcony	89 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	15916

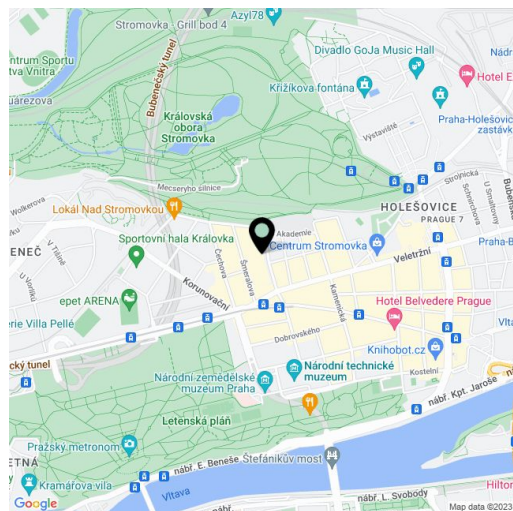
**Spacious maisonette complete with 2 bathrooms and balcony, ready for final completion based on buyer's requests, in the OVENECKÁ No.33 modern residence after complete reconstruction. Located in the prestigious neighborhood of Prague 7 - Letná.**

The interior of the apartment on the 2nd floor offers a spacious entry hall, living room with dining area and open kitchen, 2 bedrooms (one with balcony) with space for built-in wardrobes and en-suite bathrooms, a guest toilet and a utility room. In the second level of apartment is room which can be used as a second kitchen or study with the entrance to the large terrace. Common areas after complete reconstruction (completion: Q4 2015), **historic features (exterior / interior) preserved, new elevator. 1garage space is included in the purchase price.**

The apartment is for sale in the Elemental standard, defined as "ready to finish" (before completion of final surfaces) and therefore offers owners an 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 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 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 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 134.3 m<sup>2</sup>, balcony 3.89 m<sup>2</sup>, cellar 10.54 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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