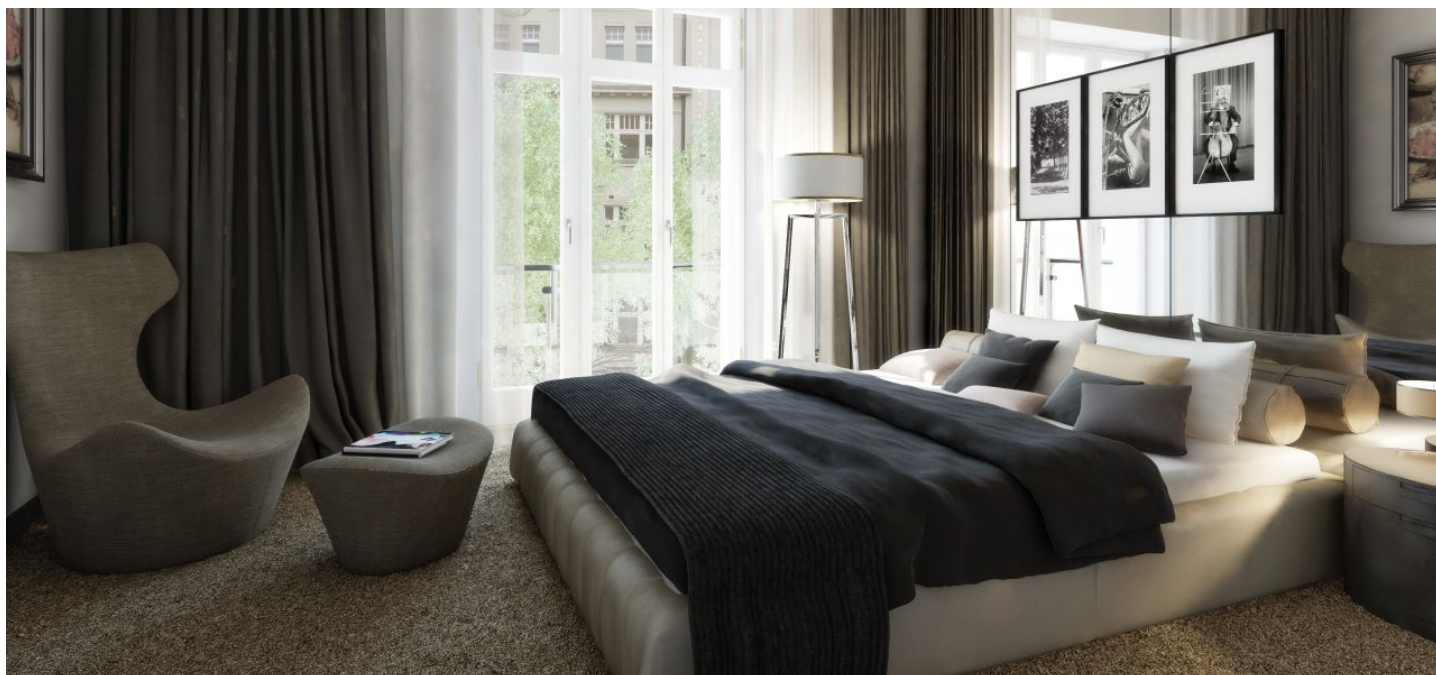




## Apartment One-bedroom (2+kk)

Sold

128 m<sup>2</sup>, Prague 7, Bubeneč, Ovenceká





## Apartment One-bedroom (2+kk)

**Sold**128 m<sup>2</sup>, Prague 7, Bubeneč, Ovenceká

Total area	128 m <sup>2</sup>
Garden	64 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	16319

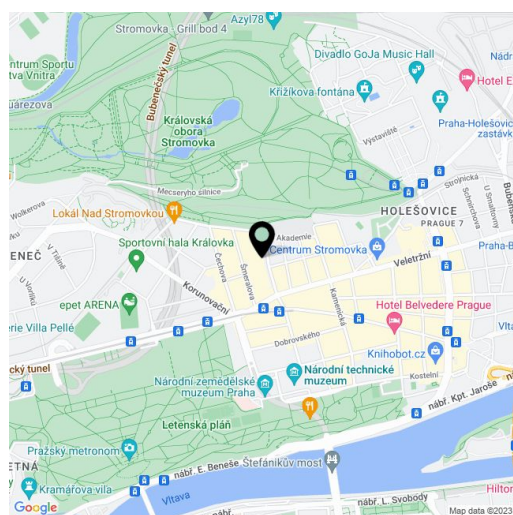
**Spacious apartment boasting large front garden, ready for final completion based on buyer's requests, in the OVENCEKÁ No.33 modern residence after complete reconstruction. Located in the prestigious neighborhood of Prague 7 - Letná.**

The layout of the apartment on the 1st floor offers an entry hall, a large living space with dining area and open kitchen with direct access to the front garden, bedroom with closet, en-suite bathroom and entrance to the front garden, another separate bathroom and storage room with space for built-in wardrobes. Common areas after complete reconstruction (completion: Q4 2015), **historic features (exterior / interior) preserved, new elevator.**

The apartment is for sale in the Elemental standard, defined as "ready to finish" (before completion of final surfaces) and therefore offers owners the 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). **1garage space is included in the purchase price.**

The OVENCEKÁ 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 the Oko art cinema. 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 128.18 m<sup>2</sup>, front garden 64 m<sup>2</sup>, cellar 5.46 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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