



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	88 m <sup>2</sup>
Parking	2 garage parking spaces included
Garage	Yes
Cellar	-
PENB	G
Reference number	18229

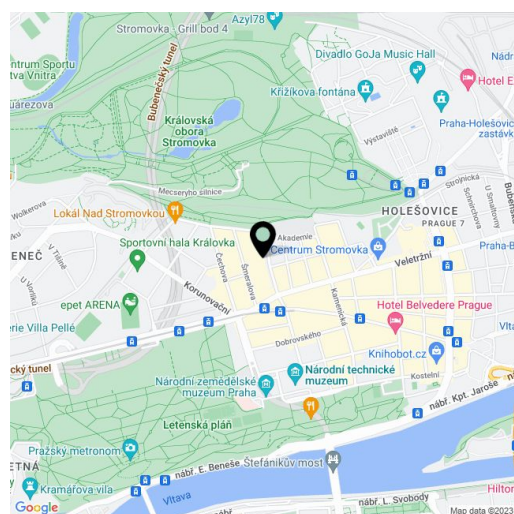
**Cozy apartment ready for final completion based on buyer's requests, in the OVENECKÁ No.33 modern residence after complete reconstruction. Located in the prestigious neighborhood of Prague 7 - Letná.**

The interior of this apartment on the 1st floor offers entry hall with space for built-in wardrobes, large living room with dining area and open kitchen, a bedroom with closet, bathroom and toilet. Common areas after complete reconstruction (completion: Q4 2015), **historic features (exterior / interior) preserved, new elevator**, garage parking space available at an extra cost.

The apartment is for sale in the Elemental standard, defined as "ready to finish" (before completion of final surfaces) and therefore owners have 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 88.1 m<sup>2</sup>, cellar 5.76 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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