



Apartment Three-bedroom (4+1)

Sold

130 m², Praha 7, Holešovice, Na Ovčínách





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Total area	130 m ²
Parking	parking possible in the underground garage across the street
Cellar	Yes
PENB	G
Reference number	36878

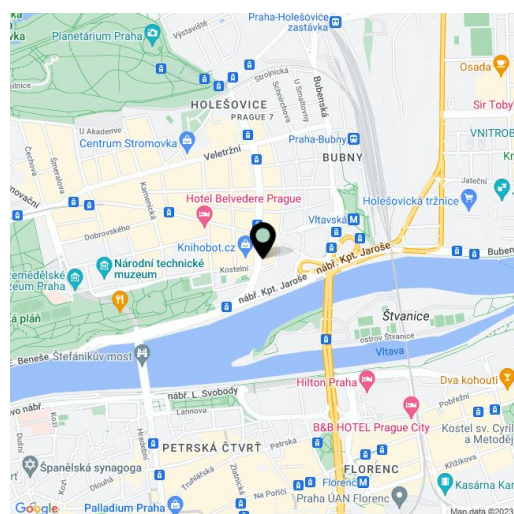
This renovated bright and sunny spacious 3-bedroom apartment with a 129.45 sq. m. floor are with nice views of the surroundings is located on the 4th floor of a corner Functionalist building with an elevator that stands just a few steps from Strossmayer Square and 5 minutes from the city center.

A very interesting floor plan, allowing a layout that can conform to your own ideas, is oriented towards the east, south, and west. The area is divided into 3 rooms, a separate kitchen, a **winter garden**, a bathroom, a toilet, a foyer, hallway, a closet, and a corridor.

The interior showcases preserved and refurbished **original doors**, including **double-wings doors** and parquet floors. Its standout feature is a unique **semicircular bay window**; windows are new with soundproofing. Facilities also include security entrance doors, sanitary ware, a Siko kitchen, and an internet connection. The apartment was completely reconstructed in 2017–2018 (including electrical wiring and risers). Central heating. The unit comes with a cellar; parking can be rented in the underground garage across the street. The author of the distinctive building from 1928 is architect **Jan Šebánek**.

The apartment is located opposite the Workers' Accident Insurance Company building from the 1930s, which housed Prague 7's city hall until recently, another important building in the area is the House of Electrical Enterprises. In just a few steps you will get to **Strossmayer Square** with the Church of St. Antonín of Padua, which is surrounded by nice bistros, bakeries, and shops, as well as the newly opened Stromovka shopping center. The city center can be easily reached within a few minutes by tram from a stop almost near the building or by metro from the Vltavská station, less than a 10-minute walk away. The location provides **everything you need for pleasant city living**: services, schools, restaurants, cafes, shops, and cultural and sports activities. Within walking distance is the **Letenské sady Garden**. **Stromovka Park** is also close-by.

Interior 129.45 m², cellar 2.95 m².



* 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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ORIENTAČNÍ PLÁN 5.NP
1:500



TABULKA

Tabulka místností 5.NP - jednotka č.20	
Č.	Plocha (m ²)
20.01	10,40
20.02	1,40
20.03	5,82
20.04	16,62
20.05	12,29
20.06	21,63
20.07	14,84
20.08	22,67
20.09	21,13
20.10	6,21
20.11	1,21
*	134,22 m ²