



Apartment Two-bedroom (3+1)

Sold

96 m², Prague 7, Holešovice, Ověnecká





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Total area	96 m ²
Parking	-
Cellar	Yes
PENB	C
Reference number	39016

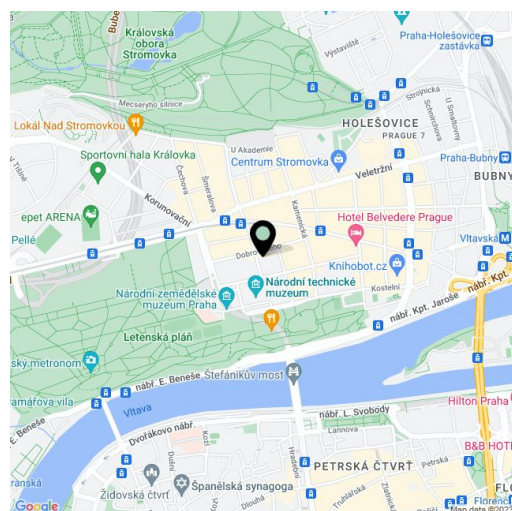
This quiet apartment with a balcony overlooking a green courtyard is situated on the 2nd floor of a completely renovated apartment building with an elevator in an attractive location near Letenské Sady Park, a few minutes' walk from Stromovka Park. The sale also includes membership in a cooperative that owns several units in the building.

The layout of the apartment offers a spacious entrance hall, a fully equipped kitchen, a living room, 2 bedrooms, a bathroom with a bathtub, and a separate toilet. The balcony, created from the original gallery, is accessible from the kitchen and the hall, and the storage room is also accessible from the balcony.

Vaulted ceilings in all rooms create a special atmosphere in the apartment. Facilities include **wooden windows** with double-glazed panes, **parquet floors**, a kitchen with appliances, a dishwasher and washing machine, **built-in wardrobes** in the hall, tiles in the bathroom and toilet, central floor heating in the bathroom, an electric boiler, and a security entrance door. **Possibility to rent a parking space** in the garage located on the underground floor of the building.

The apartment is situated within a few minutes' walk from **Letna Square** with a tram stop (a few stops away from A and B metro lines), and about a 15-minute from the city center. The place has **excellent civic amenities**, many restaurants and cafes, and rich cultural activities. The exhibition spaces of the **Trade Fair Palace** are nearby, as is the large Letenské Sady Park with an in-line track and **Stromovka Park** with water features. Quick access to the airport and to international schools.

The 96 sq. m. floor area includes a cellar storage unit and a closet accessible from the gallery.



* 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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