



## Apartment Two-bedroom (3+kk)

Sold

68 m<sup>2</sup>, Praha 7, Troja, Pod Havránkou





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Total area	81 m <sup>2</sup>
Floor area*	68 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Garden	135 m <sup>2</sup>
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	C
Reference number	102626

**This premium air-conditioned apartment, with a covered terrace and a large front garden, is part of the luxurious gated Chateau Troja Residence, completed in 2019, set in a beautiful place in a heritage-protected zone right next to Troja Castle's garden.**

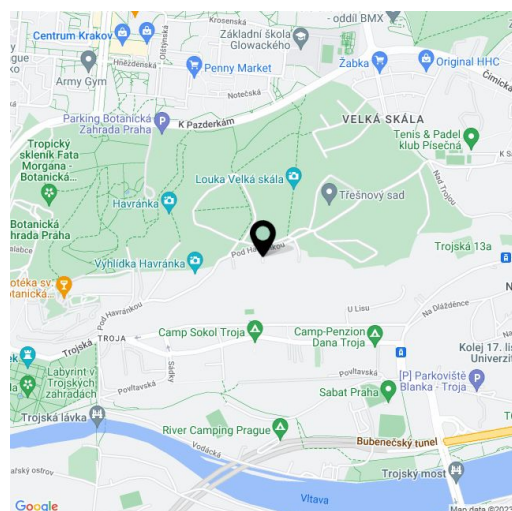
The apartment's floor area is divided into a spacious living room with a kitchen, 2 bedrooms, a separate toilet, a bathroom (with a bathtub, a toilet, and a niche for a washing machine and dryer), and a foyer.

The residence is an **originally Baroque estate**, the buildings and courtyard of which have been carefully renovated. **The high-end facilities** of the apartment include **hardwood floors, Dols aluminum windows** with triple glazing, exterior electrically operated blinds on all doors to the terrace, superior interior rebated doors with **magnetic locks** and ADLO security entrance doors, **air-conditioning, Villeroy & Boch sanitary ware, Grohe faucets**, and a **high-speed Internet connection** with a preparation for a smart home system in all rooms. The apartment includes an over **hundred-meter garden providing perfect privacy**. Since the garden faces 3 cardinal directions, it remains sunny for most of the day in the spring, summer, and autumn. The entire residence is guarded by a camera system with a recording system and the possibility of displaying it on a monitor in the apartment, and there is also a **24-hour reception and security**. Residents can use the **bicycle storage room** and a separate room with a **bike washer**. **Parking** for visitors is available right by the complex.

A very nice area in a prestigious location in Prague 7 near a **castle garden**, the new Trojská foodbridge, the sports complex on the banks of the Vltava River, and near the **botanical and zoological gardens** or the **Havránka** natural monument. A few steps away is a grocery store, a pastry shop, or a private kindergarden, and there is also an elementary school and a high school within walking distance. Excellent transport connections are provided by fast bus lines to the Nádraží Holešovice metro station or the Trojská tram stop.

It is possible to add a **large cellar and a spacious garage parking space** to the apartment in a convenient underground parking lot that opens via camera recognition of the license plate or phone.

Floor area 68 m<sup>2</sup>, terrace 12.6 m<sup>2</sup>, garden 134.6 m<sup>2</sup>. The apartment is approved as one-bedroom; dividing one room created a second bedroom with an area of 8.3 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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