



Apartment One-bedroom (2+kk)

Sold

61 m², Prague 7, Troja, Povltavská





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Total area	61 m ²
Parking	600 000 CZK
Cellar	4 m ²
Service price	2 600 CZK monthly
PENB	D
Reference number	104079

This apartment with views of the greenery is part of a residence created by the complete reconstruction of a former water mill. The Trojský Mlýn residence, a historic building that has been sensitively reconstructed, has an impressive entrance atrium, an elevator, a reception, parking, and a private garden. Located in Prague 7 - Troja, in the immediate vicinity of the zoo, the Troja Castle, and a popular bike path along the Vltava River.

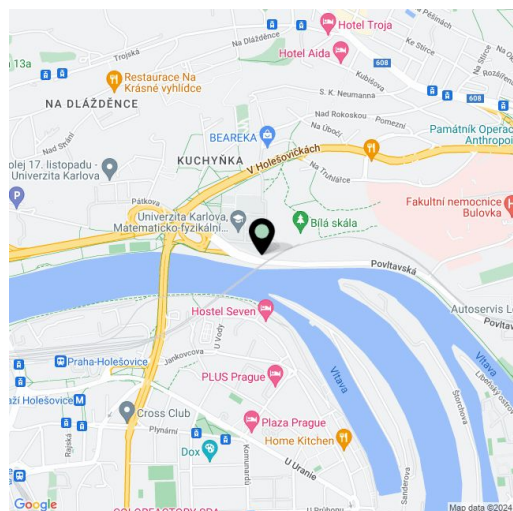
The area of the 2nd floor apartment consists of a living room connected to the dining room and kitchen, a bedroom, a bathroom (bathtub with a shower screen, sink cabinet, bidet, toilet), and an entrance hall.

The reconstruction of this historically valuable building from the **15th or 16th centuries** was completed in 2003. The common areas are dominated by an atrium with a glass elevator, and inside the mill the original stone vault has been preserved. The interior of the apartment is cozy with **wooden floors, exposed beams, Venetian stucco**, and preserved original elements; built-in wardrobes provide plenty of storage space, and the kitchen is by Scavolini. **The wooden casement windows** come equipped with blinds and **insect nets**, while the entrance door ensures security. Heating is provided by a gas boiler. Entry to the building is facilitated by a **chip system**. Residents can enjoy access to outdoor parking with an electronic barrier, as well as amenities such as a bike room and a **shared garden**.

Situated in a unique location away from main roads or busy streets, the apartment is flanked by the tranquil flow of a river on one side, the **castle garden** of the Troja Castle on the other, and a **zoo** on the third. **Stromovka Park** or the **botanical garden** is also within walking distance. A **popular bike path** runs almost around the house, which can be used to safely reach the city center. There is a bus stop about 300 m away with fast connections to the Nádraží Holešovice metro station or tram stop. Travelling by car is made easy by the nearby entrance to **the Blanka tunnel complex**. A private kindergarten is within walking distance, and an elementary school and high school are 2 minutes away by bus.

Floor area 61 m².

The apartment is currently leased at market rent until April 2024.



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.