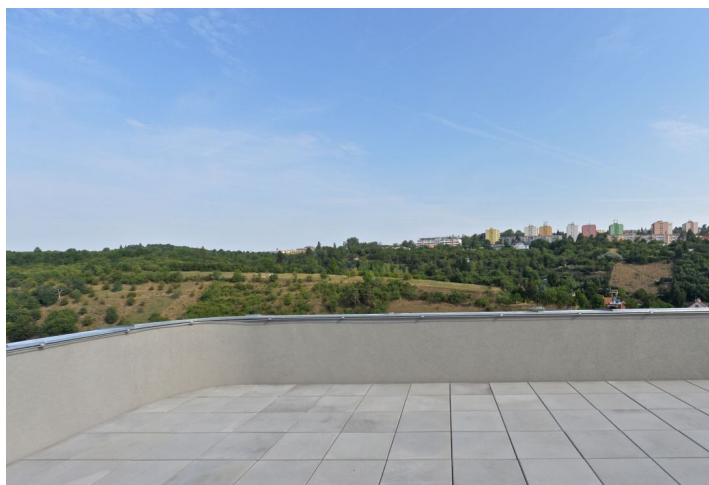




## Apartment Three-bedroom (4+kk)

Rented

168 m<sup>2</sup>, Prague 8, Troja, Na Dlážďence





## Apartment Three-bedroom (4+kk)

**Rented**168 m<sup>2</sup>, Prague 8, Troja, Na Dlázďence

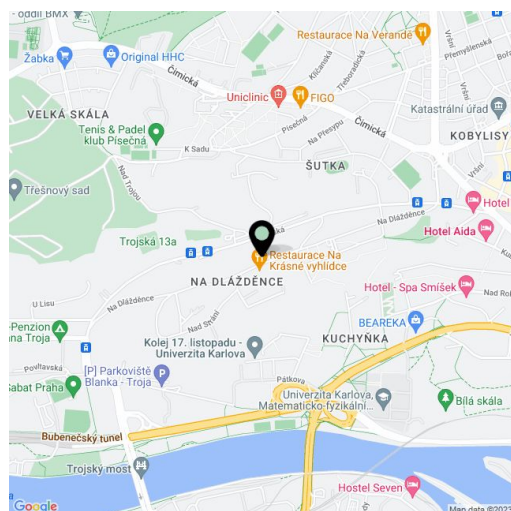
Total area	213 m <sup>2</sup>
Floor area*	168 m <sup>2</sup>
Terrace	45 m <sup>2</sup>
Parking	Parking available.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	22998
Available from	Immediately

Enjoying wonderful green views, this is a brand new fully air-conditioned 3-bedroom 3-bathroom duplex flat with a 45 m<sup>2</sup> terrace, 80 m<sup>2</sup> garden and a balcony, situated on the second floor of a new building with parking. Set in a slope on a gated plot, located in close vicinity of the Drahaňské Valley and Velká skála Rocks, in a quiet residential neighborhood with quick access to the city center. Nearest metro is the Kobylisy station (10 min.), full amenities in the area.

The lower level features a large living room with a slow burning stove, a fully fitted open kitchen, dining area and balcony access, two separate bedrooms, a study (or walk-in closet), two bathrooms (bathtub, bidet / walk-in shower, sink, toilet), utility room, and a spacious entry hall. The upper floor includes one bedroom, shower bathroom with toilet, and access to the huge terrace.

High standard materials and finishes, air-conditioning, oak floors, tiles, security entry door, oversized windows, plissé shades, dishwasher, microwave oven, fridge, washer, alarm, satellite reception, Internet, intercom, basement storage unit. One garage parking space and one on the plot included. Common building charges and deposit for utilities CZK 5000/month.

Interior 162 m<sup>2</sup>, terrace 45,2 m<sup>2</sup>, balcony 5,8 m<sup>2</sup>. 80 m<sup>2</sup> garden available.



\* 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.



## Apartment Three-bedroom (4+kk)

168 m<sup>2</sup>, Prague 8, Troja, Na Dlážďence

**Rented**

