



## Apartment Two-bedroom (3+kk)

Sold

107 m<sup>2</sup>, Praha 7, Troja





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Total area	107 m <sup>2</sup>
Parking	2 outdoor parking spaces for rent
Garage	Yes
Cellar	-
PENB	D
Reference number	25904

\* 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.

Enviably set in a beautiful location below the Salabka Vineyards in Troja, Prague 8, is this 2-bedroom flat boasting a fireplace, lovely green views and parking. Situated on the 2nd floor of a completely renovated historic homestead, this is a unique nook of Prague that preserves a characteristic atmosphere of rural manors, within easy reach of large parks and yet with excellent access to the center.

The interior offers a living room with fireplace, kitchen and dining area, 2 bedrooms, bathroom with bathtub, guest toilet, storeroom, and an entrance hall. All the rooms have lovely views of Salabka Vineyards or the city.

**Solid wood floors**, large-format tiles, **wooden windows** and interior doors, a fully equipped kitchen, original beamed ceilings. A possibility to rent **2 outdoor parking spaces** on the plot.

The Salabka Residence is situated in a location that is unique not only within Troja, but also within the whole of Prague. Nothing disturbs the **peaceful rural atmosphere** of the place surrounded by greenery of the Podhoří Nature Reserve and the extensive Prague Botanical Garden. The famous Fata Morgana tropical greenhouse is just a few-minutes' walk from the apartment, as well as the Troja Chateau gardens, and the ZOO. Closer to the border of the Stromovka Royal Enclosure you will also find the popular Císařský Ostrov equestrian club. Close to all amenities, incl. the Sunny Garden kindergarten (English language kindergarten), Mazurská Health center and the Krakow shopping center.

Interior 102.5 m<sup>2</sup>.