



## Apartment Studio (1+kk)

36 m<sup>2</sup>, Prague 8, Troja, Jiřího Jandy

Sold





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Total area	36 m <sup>2</sup>
Parking	1 outdoor parking space for rent
Cellar	-
PENB	D
Reference number	25908

Enviably set in a beautiful location below the Salabka Vineyards in Troja, Prague 8, is this studio boasting lovely views of the city and parking. Situated on the top 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.

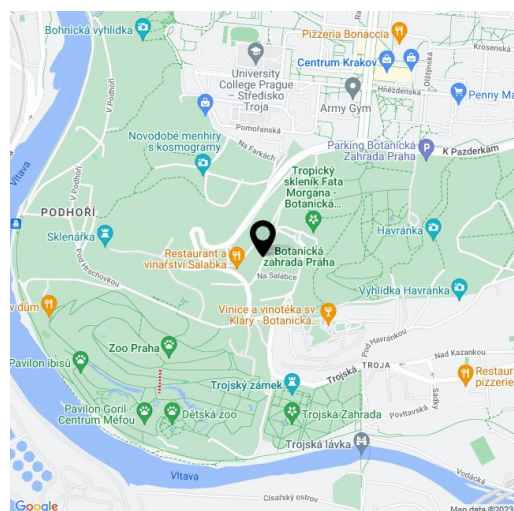
The interior offers a living room with kitchen and space for the bed, bathroom with bathtub, toilet and bidet, and an entrance hall.

**Solid wood floors**, large-format tiles, **wooden windows** and interior doors, a fully equipped kitchen, original beamed ceilings. A possibility to rent **1 outdoor parking space**.

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 34.4 m<sup>2</sup>.

**REAT do not have to be paid by October 2017.**



\* 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.