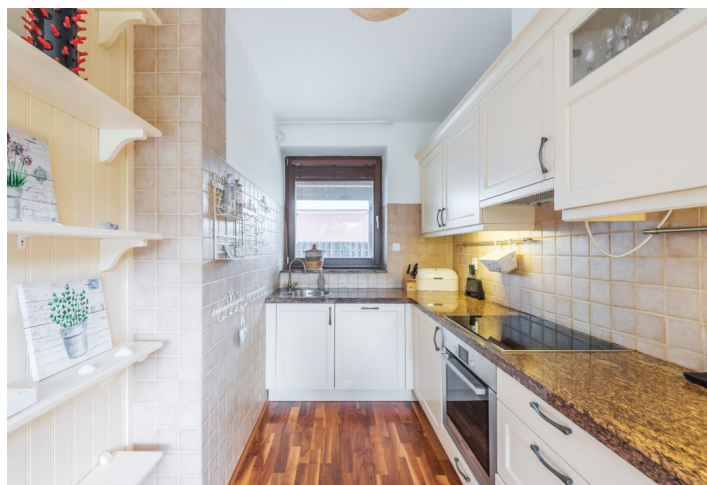




## Apartment Three-bedroom (4+kk)

Sold

130 m<sup>2</sup>, Prague 7, Troja, V Podhoří





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**Sold**130 m<sup>2</sup>, Prague 7, Troja, V Podhoří

Total area	130 m <sup>2</sup>
Garden	178 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	Yes
PENB	C
Reference number	32322

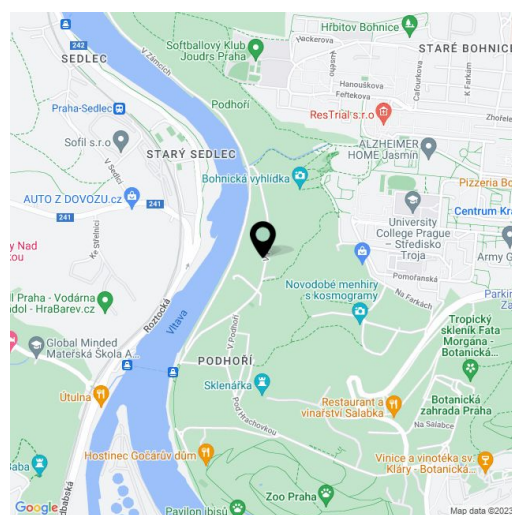
This modern half of a semi-detached house with a sauna and a south-facing garden is situated in a unique part of Troja. The location provides perfect peace and quiet, privacy, and plenty of greenery, yet is easily accessible by car and public transport (10 minutes to the Holešovice exhibition grounds, 20 minutes to the Palladium shopping center) . A public transport stop is a 1-minute walk from the house.

The layout is practically divided into a common area and private zone. The ground floor consists of a living room with a dining area, a kitchen, an entrance hall, and a toilet. The airy living room, with floor-to-ceiling windows, has direct access to the nicely landscaped garden. Upstairs, there is a master bedroom with an en-suite bathroom, another 2 bedrooms, and a shared bathroom. In the basement, there is a **utility room** and an adjacent **garage**.

The property was built about 10 years ago, the interior boasts quality materials: wooden floating floors and Euro windows, a wood-covered concrete staircase, and stone kitchen worktop. A **sauna** and a **hot tub** in the garden or a **fireplace** in the living room add a touch of luxury, comfort, and convenience. There is plenty of storage space in the house: a cellar, a garage, and space under the terrace. In addition to the garage, it is possible to park on 2 outdoor parking spaces under the carport. The garden has nice mature trees; the house has security equipment. Heating and hot water are provided by a gas boiler.

The place offers tranquillity and housing for romantic souls. The surrounding area is verdant with many forests, meadows, a river, and cliffs. You can reach the **zoo** or the **botanical garden** via a bike trail that passes close to the house. Full civic amenities are a few minutes by car or bus.

Useable area 140 m<sup>2</sup>, built-up area 62 m<sup>2</sup>, garden 178 m<sup>2</sup>, plot 240 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.