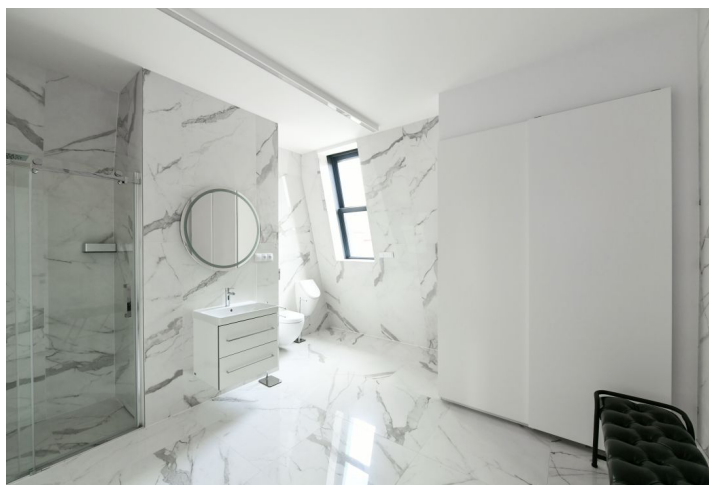




## Apartment Two-bedroom (3+kk)

Rented

93.4 m<sup>2</sup>, Praha 7, Troja, Pod Havránkou





## Apartment Two-bedroom (3+kk)

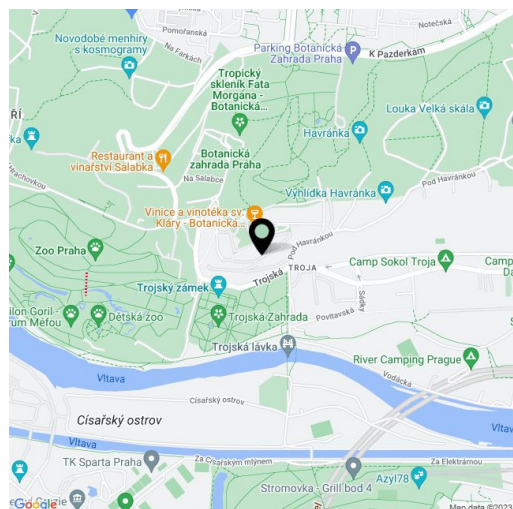
**Rented**93.4 m<sup>2</sup>, Praha 7, Troja, Pod Havránkou

Total area	128 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Terrace	34 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39910
Available from	Immediately

Apartment in the Chateau Troja Residence boasting 2 terraces and views of Prague landmarks incl. the Prague Castle, Petřín Hill and the Žižkov TV tower, the Troja Palace and St. Claire vineyard. This is a brand new 2-bedroom 2-bathroom apartment on the third floor in a new high standard residential complex with a 24/7 reception, security and parking. Situated in a quiet area steps from the Vltava riverbank, close to the Prague ZOO and Troja Chateau, near the Botanical Garden, and across the river from Stromovka Park. Numerous sports facilities and a popular bike path along the Vltava River are near the residence. The city center can be reached within 15 minutes, and transport connections are provided by bus links to the Nádraží Holešovice metro station (line C). The entrance to the Blanka tunnel complex is nearby.

The interior features a living room with fireplace and a fully integrated kitchen, dining area and 2 terraces offering far reaching views, a master bedroom with a walk-in closet and an en-suite bathroom (bathtub, toilet), a second bedroom with a small walk-in closet, spacious bathroom with shower, toilet, urinal, washer and dryer and an entrance hall.

Three terraces (total of 44 m<sup>2</sup>), high standard equipment and finishes, air-conditioning, hardwood floors, tiles, large format windows, automatic external blinds, central underfloor heating, 12.4 sqm cellar, lift. Induction hob, dishwasher, microwave oven, American type fridge. Two garage parking spaces are included in the rent. Monthly deposit for building charges, reception, heating and water consumption CZK 7,500/month. Electricity is billed separately.



\* 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.



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