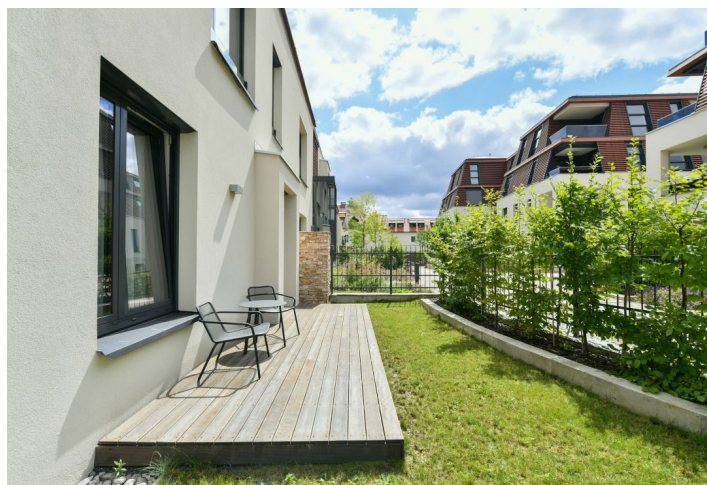




Apartment Studio (1+kk)

38.9 m², Prague 7, Troja, Pod Havránkou

Rented





Apartment Studio (1+kk)

38.9 m², Prague 7, Troja, Pod Havránkou

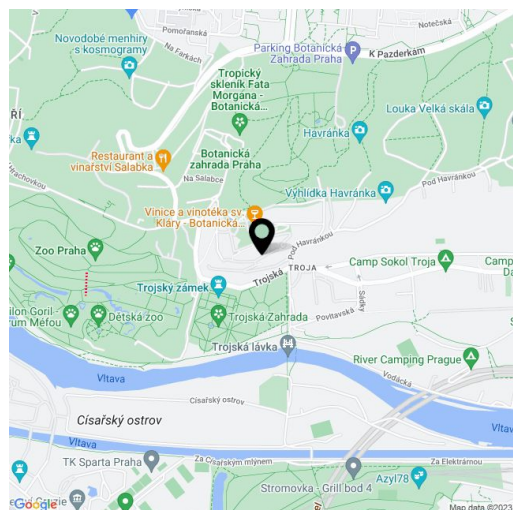
Rented

Total area	50 m ²
Floor area*	39 m ²
Terrace	11 m ²
Garden	23 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	40274
Available from	Immediately

Brand new, air-conditioned, fully furnished studio with a terrace and garden situated on the ground floor of the high standard Chateau Troja Residence. A quiet area close to the riverbank, zoo, Troja Chateau, Botanical Garden, and Stromovka Park on the opposite riverbank with numerous sports facilities and a popular bike path. 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 also nearby.

The interior features a living room/bedroom connected to the garden, a **walk-in closet**, a fully-equipped kitchen, a shower bathroom with a toilet, and an entrance hall with **storage space**.

Oak parquet floors, tiles, security entrance door, air-conditioning, triple-glazed large-format windows, **Miele kitchen appliances**, induction hob, dishwasher, microwave oven, Miele washer/dryer, video entry phone, cellar. 24/7 reception and security. **A garage parking space** is included in the rent. Monthly deposit for service charges, water, and heating approx. CZK 4,500 per 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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Rented

STUPEŇ ČÍSLO	NÁZEV MÍSTNOSTI (KČM)	POCITAŇOVANÁ PLOCHA (m ²)
K01 45.01	hall	5,4
02	kitchen	4,5
03	obývací pokoj (living room)	26,7
04	koupelna (bathroom)	2,3
05	zobčovací místnost (dining room)	
06	spalovna (bedroom)	10,7
CELKOVÁ PLOCHA (KČM)		38,9
CELKOVÁ PLOCHA (m ²)		10,7

PROJEKČNÍ ÚSTAV
PŘEDPISY PRO ÚSTAVNÍ ÚLOHY
KČM (BEZ ZÁKONNÍ TĚŽKAVY)
Č. 186/2013 Sb.
Č. 250/2013 Sb.
Č. 186/2013 Sb.
Č. 250/2013 Sb.

42,3 m³

39,8 m³

PŮDORYS 1.PP / FLOORPLAN 1.UGF

0 1m 2m 3m 4m 5m

S/N

**SCHEMATICKÝ STRUČE
SITEPLAN SCHEME**

**SCHEMATICKÝ PRŮŘEZ
SECTION SCHEME**

**SCHEMATICKÝ PŮDORYS 1.PP
FLOORPLAN 1.UGF SCHEME**