



## Apartment Two-bedroom (3+kk)

Rented

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





## Apartment Two-bedroom (3+kk)

Rented

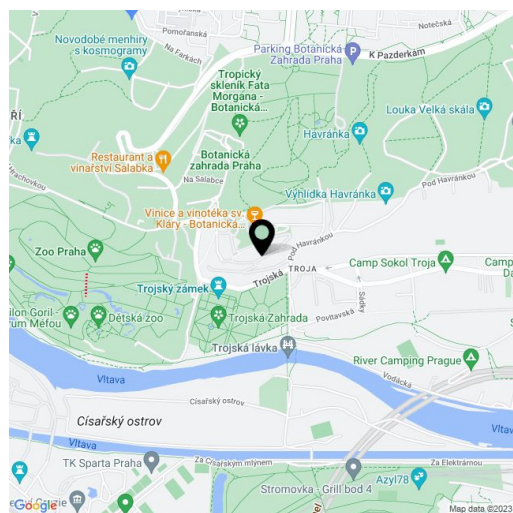
112.5 m<sup>2</sup>, Praha 7, Troja, Pod Havránkou

Total area	113 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	B
Reference number	42931
Available from	Immediately

Part of the Chateau Troja Residence, this high quality air-conditioned 2-bedroom 2-bathroom apartment is on the second floor in a 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 a fully fitted open plan kitchen and beautiful views of Troja Castle, the surrounding greenery including the local vineyards, a master bedroom with built-in wardrobes and an en-suite bathroom (walk-in shower, toilet), a second bedroom with an en-suite bathroom (bathtub, toilet), a guest toilet, and an entrance hall.

**Air-conditioning, smart home system, quality equipment, hardwood floors, tiles, central heating, Miele appliances, washer, dryer, custom-made kitchen, dishwasher, induction cooktop, microwave oven, wine fridge, TV. A garage parking space is included. Monthly deposit for service charges, water, heating, and garage maintenance: CZK 9,500. 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.