



## Apartment Two-bedroom (3+kk)

€ 956 797 | CZK 22 700 000

149.1 m<sup>2</sup>, Prague 7, Troja, Pod Havránkou





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Total area	149 m <sup>2</sup>
Parking	Possibility to purchase up to 2 garage spaces
Garage	Yes
Cellar	Yes
PENB	D
Reference number	43270

This spacious, air-conditioned apartment with a direct views of the iconic Troja Castle is located on the 1st floor of a historic building in a premium complex completed in 2021. The residence includes a courtyard with landscaped greenery, a 24-hour reception, a security guard, and an underground garage.

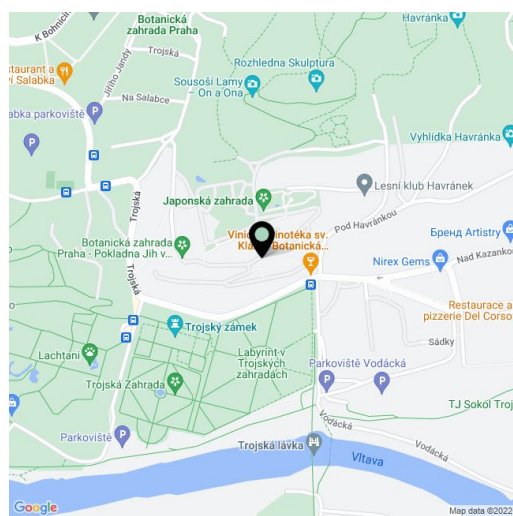
The dominant feature of the apartment is the more than **fifty-meter corner living room** with windows offering **unobstructed views of the castle park**. There are also 2 bedrooms, a bathroom, a separate toilet, 2 closets, and an entrance hall with a staircase. There is a preparation for a kitchen in the living room.

Facilities include **air-conditioning, parquet floors, Italian tiles in the bathroom**, optical cabling, a video intercom, and a preparation for a smart home system and security system. The apartment comes with a cellar. It is possible to purchase up to **2 garage parking spaces**.

The residence stands on the site of an ancient fishing settlement, and its long history of settlement gives the location an **impressive atmosphere**, also **helped by ubiquitous greenery**. The **vineyards in the botanical garden**, the **Zoo**, and **Stromovka Park** are only a few steps away. A popular bike path along the Vltava River passes through in the immediate vicinity, and there is a **tennis and badminton hall** within walking distance. Fast and frequent bus connections go to the Nádraží Holešovice metro station (line C). The entrance to the Blanka tunnel complex is also nearby.

Floor area 149.1 m<sup>2</sup>, cellar 6.4 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.





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