



Apartment Three-bedroom (4+kk)

Rented

121 m², Praha 7, Troja, Povltavská





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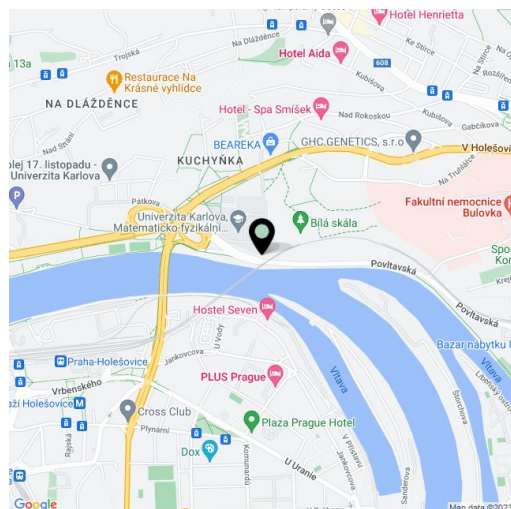
Total area	151 m ²
Floor area*	121 m ²
Terrace	30 m ²
Parking	Two garage parking spaces included.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	5749
Available from	Immediately

High quality split-level 3-bedroom 2-bathroom flat with terrace and balcony on the ground and first floor of a newly built residence providing modern living standard for discriminating clients. Located in a pleasant green setting close to the Vltava embankment, the Prague ZOO and Botanical Garden, Trojský Chateau, and Stromovka, the largest park in Prague.

The residence amenities include outdoor heated pool, underground parking, top quality materials, finishes and technical equipment incl. programmable floor heating system (heated floors throughout), spacious basement storage units, and a lift.

The lower level consists of a large living room with dining area, fully fitted kitchen and access to the 22 m² terrace with a view of the Prague Castle, 2 bedrooms, shower bathroom, separate toilet, storage room and pantry. Upstairs is the master bedroom with en-suite bathroom, walk-in closet and a 7 m² balcony.

Air-conditioning, alarm, Internet and satellite connection, telephone and data points, audio entry phone, fireplace, security door, wood floors in bedrooms, marble and tiles, built-in wardrobes, individual energy metering. Bus and tram connections to the city center, essential amenities, schools, sports facilities. Convenient to the Czech-German school (Thomas Man Gymnasium). Common building charges CZK 5,000/month. Deposit for utilities CZK 4000 per month.



* 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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