



## Apartment Three-bedroom (4+kk)

Rented

121 m<sup>2</sup>, Prague 7, Troja, Povltavská





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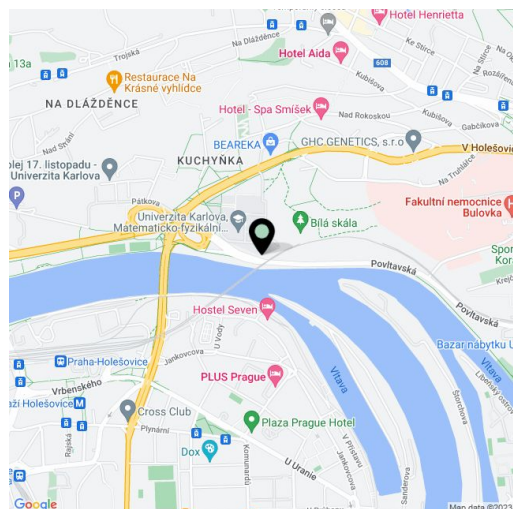
Total area	151 m <sup>2</sup>
Floor area*	121 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Parking	Two garage parking spaces included.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	5749
Available from	Immediately

**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 m<sup>2</sup> 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 m<sup>2</sup> 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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