



## Apartment Four-bedroom (5+kk)

Rented

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





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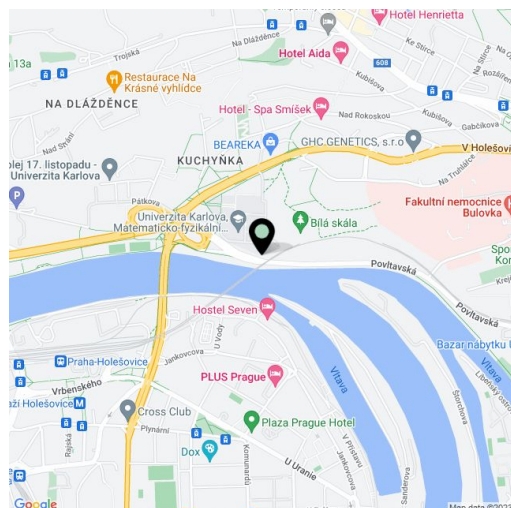
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Total area	142 m <sup>2</sup>
Floor area*	136 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Parking	Two parking spaces included.
Cellar	-
Service price	5000 CZK Monthly
PENB	G
Reference number	5750
Available from	Immediately

Top quality split-level 4-bedroom 2-bathroom flat with terrace and balcony on the ground and first floor of a 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 62 m<sup>2</sup> living room with dining area, fully fitted kitchen and access to the 19 m<sup>2</sup> terrace with a view of the surrounding greenery and the Prague Castle, 2 bedrooms, bathroom, and separate toilet. Upstairs are 2 more bedrooms, bathroom, and a 6 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). Utilities CZK 5,000 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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