



## Apartment Two-bedroom (3+kk)

Rented

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





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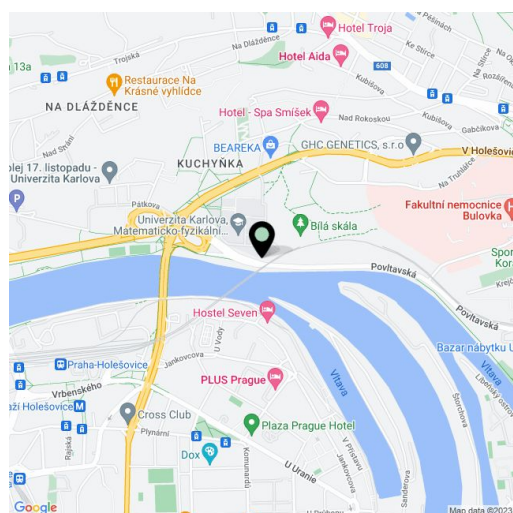
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Total area	93 m <sup>2</sup>
Parking	Two parking spaces included.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	5752
Available from	Immediately

**High quality 2-bedroom 2-bathroom attic flat on the 2nd 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 flat has a 40 m<sup>2</sup> living room with dining area, fully fitted kitchen and pantry, large clothes closet, and separate toilet.

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. Deposti for utilities CZK 4,000/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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