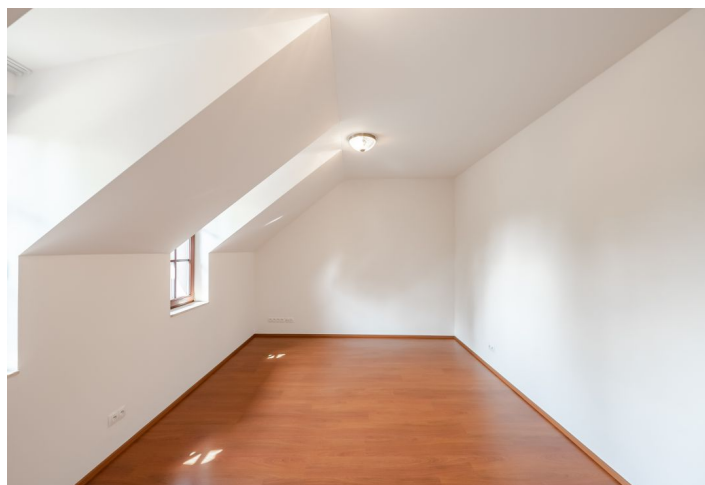




## Apartment Three-bedroom (4+kk)

Rented

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





## Apartment Three-bedroom (4+kk)

Rented

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

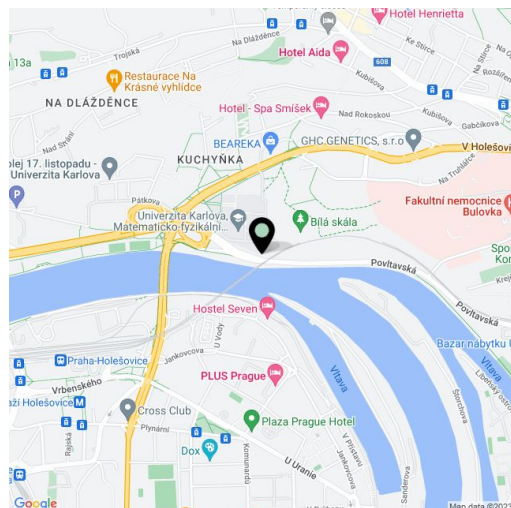
Total area	137 m <sup>2</sup>
Floor area*	125 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Two parking spaces included.
Cellar	Yes
PENB	G
Reference number	5754
Available from	Immediately

Top quality unfurnished 2-bedroom 2-bathroom split-level flat with a 12 m<sup>2</sup> sunny terrace 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 ground floor level consists of a bright 52 m<sup>2</sup> living room with dining area and fully fitted kitchen, shower bathroom, storage room, and separate toilet. Upstairs are 2 bedrooms, study, bathroom, and a large walk-in closet.

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 5000/month. Utilities CZK 4800 per month.



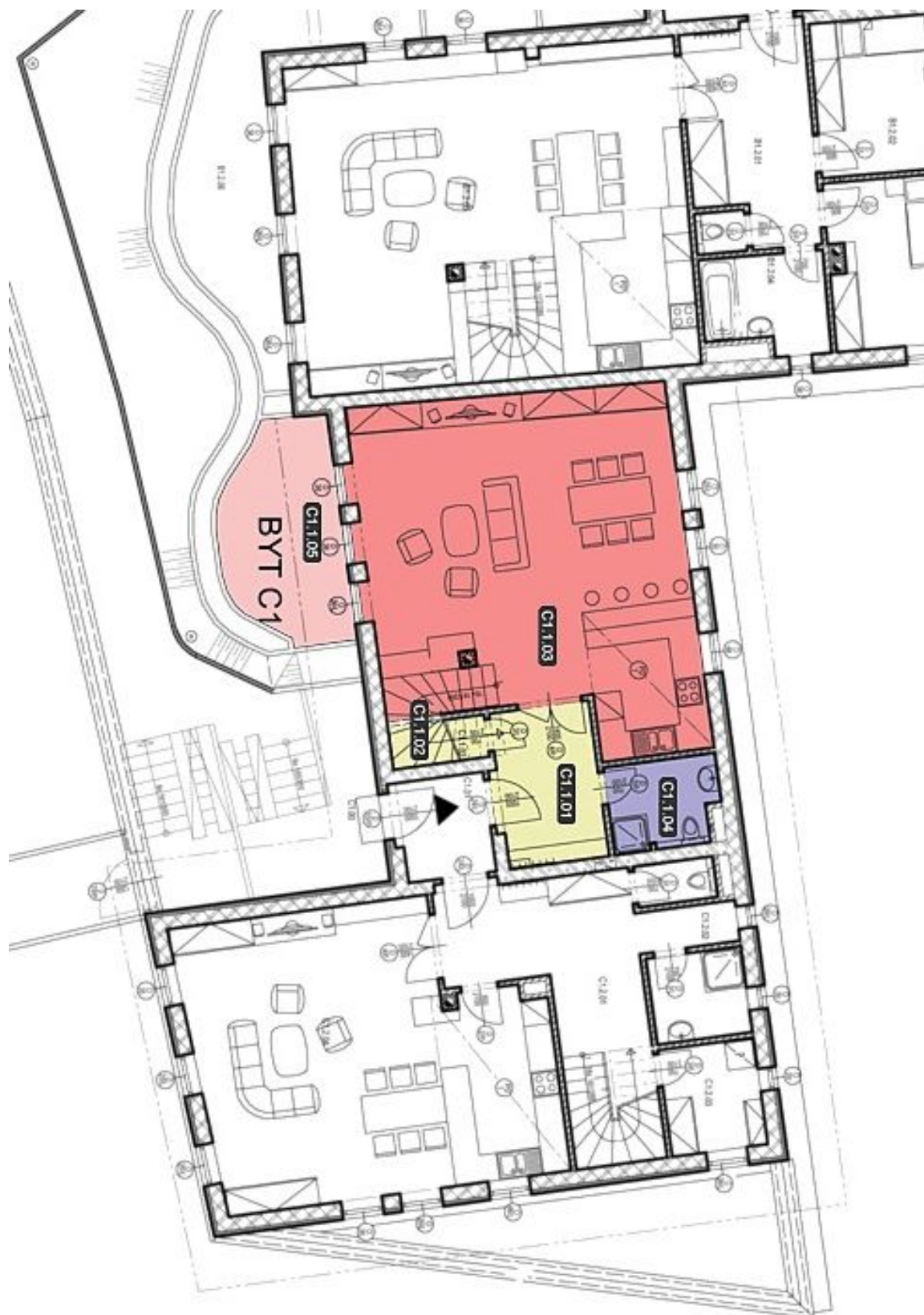
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Three-bedroom (4+kk)

Rented

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





## Apartment Three-bedroom (4+kk)

Rented

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

