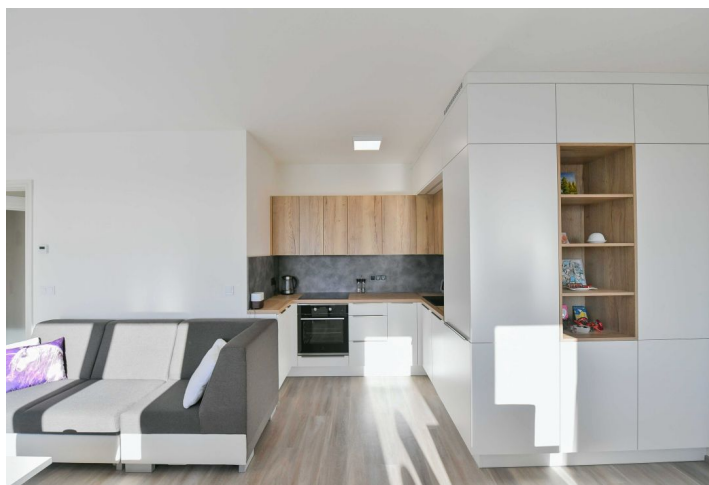




## Apartment Two-bedroom (3+kk)

€ 582 021 | CZK 14 600 000

82.2 m<sup>2</sup>, Prague 8, Troja, Mazurská





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Total area	89 m <sup>2</sup>
Floor area*	82 m <sup>2</sup>
Loggia	7 m <sup>2</sup>
Parking	1 parking space in the underground garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107476

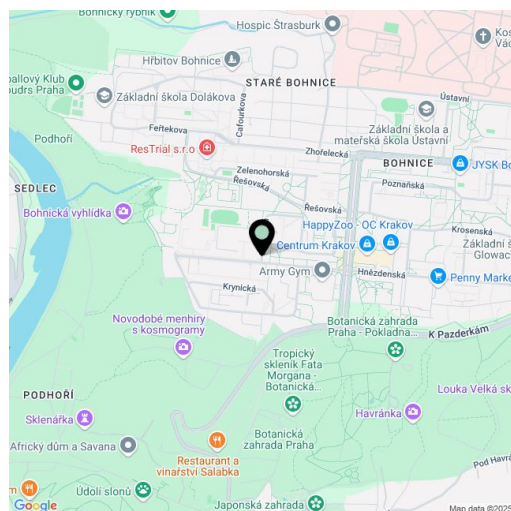
**This new two-bedroom apartment with a loggia, garage parking space, and cellar is situated on the 5th floor of a new building in Prague 8 - Troja. The south-facing loggia offers unique views of Prague Castle.**

The layout of the apartment includes a sunny living room with a kitchen, dining area, and access to the loggia, 2 bedrooms, a bathroom with a bathtub, shower, and toilet, a hallway, and a guest toilet. The apartment also comes with a **parking space** and a cellar in the basement of the building.

Facilities include **insulated windows with triple glazing** and **exterior blinds**, a Vetos security entrance door, vinyl floors, ceramic floor and wall tiles by SIKO, and **Hansgrohe** faucets. The kitchen has **Electrolux** appliances and the apartment comes with built-in furniture. Heat is distributed by centrally operated underfloor heating. The new building from 2024 has a total of 8 floors, **2 elevators**, and a shared bicycle shed.

This quiet residential part of Prague 8 is just 200 m from the entrance to the **Drahaň-Troja Nature Park forest**, in the vicinity of a kindergarten, elementary and secondary school, a polyclinic, and the Krakov shopping mall. Good transport accessibility is ensured by buses to the **Kobylisy metro station**, and the city center can be reached by car in 15 minutes. Families with children will appreciate the proximity of the **zoo and botanical gardens**, and interesting events take place in the Troja Castle and its grounds.

Total area 89.4 m<sup>2</sup>, of which 7.2 m<sup>2</sup> is a loggia and 4.8 m<sup>2</sup> is a cellar.



\* 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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