



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	63 m <sup>2</sup>
Parking	Yes
Cellar	-
Service price	3 414 CZK monthly
PENB	G
Reference number	34168

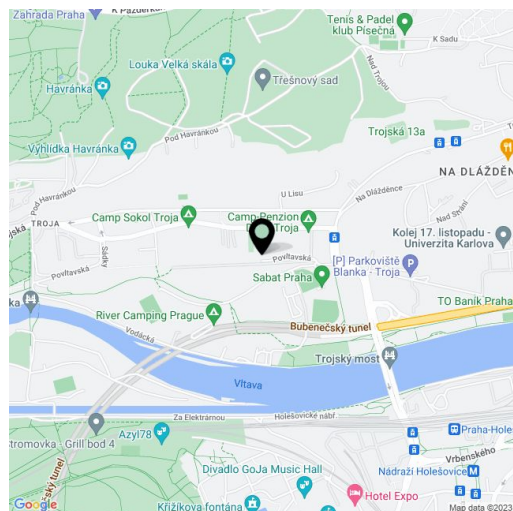
The Trojský mlýn residence, a historical building that has been sensitively reconstructed, now meets current demands for modern living including an elevator, a garage, and a 24-hour reception. It is located in a pleasant, quiet part of Prague with a private garden, close to the zoo and only a short walk from the botanical garden. Excellent transport accessibility to and from the city center.

The apartment located on the 1st floor is approved as a studio, but the current layout offers a separate built-in bedroom, a bright living room with a kitchen, and a bathroom with shower, toilet, and bidet.

Facilities include **wooden floors and casement windows**, glass doors, exposed beams, and glass surfaces that let in plenty of light. Heating is by a gas boiler. There is a possibility to use an **outdoor parking space on the property**, the common garden, and bike storage.

The unique location is off of the main road, away from busy streets. The river is on one side and on the other the garden of the Troja castle, and on the third side is the zoo. A popular **cycling path** along the Vltava River passes directly in front of the residence. You can reach Stromovka Park by taking the ferry, and other transport connections are provided by buses. Links to the Nádraží Holešovice metro station (line C) are frequent and fast. The nearby entrance to the Blanka tunnel complex facilitates traveling by car.

Interior 63 m<sup>2</sup>.



\* 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.