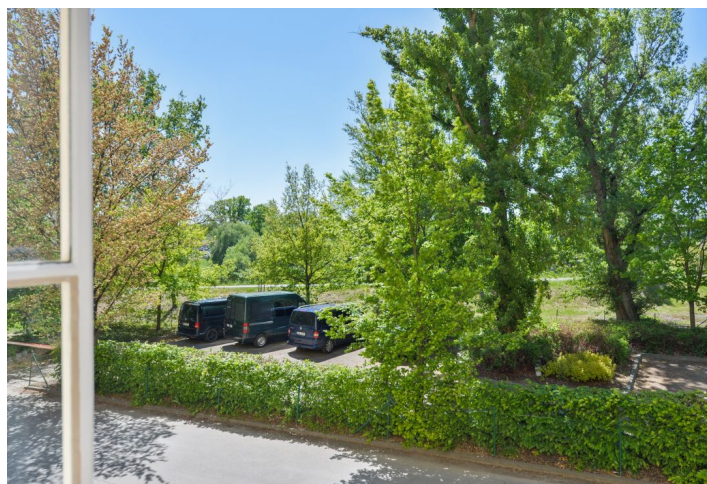




## Apartment One-bedroom (2+kk)

Rented

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





## Apartment One-bedroom (2+kk)

Rented

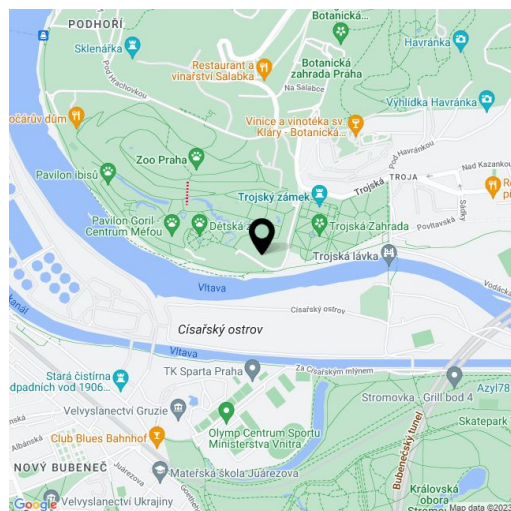
63 m<sup>2</sup>, Praha 7, Troja, Povltavská

Total area	63 m <sup>2</sup>
Parking	Parking on the plot.
Cellar	-
PENB	G
Reference number	35629
Available from	Immediately

Apartment in the Trojský mlýn Residence. This fully refurbished, 1-bedroom apartment is on the first floor in a meticulously rebuilt historic mill, with a 24/7 reception, security, an elevator, an impressive atrium, a private garden, and parking. Situated in a tranquil area about 50 meters from the Vltava riverbank, close to the Prague ZOO and Troja Chateau, near the Botanical Garden, and across the river from Stromovka Park. Numerous sports facilities and a popular bike path along the Vltava River are near the residence. The city center can be reached within 15 minutes, and transport connections are provided by bus links to the Nádraží Holešovice metro station (line C). The entrance to the Blanka tunnel complex is nearby.

The apartment features a living room with **wooden ceilings**, a fully fitted kitchen and dining area, a separate built-in bedroom, and a bathroom with a walk-in shower, toilet, and bidet.

**Wooden floors, casement windows**, glass interior doors, exposed beams, glass surfaces that let in plenty of light, gas boiler, washing machine, dishwasher, shared garden, bike storage. The apartment can be fully furnished. A **parking space** in a parking lot for residents behind an electronic gate is included. Deposit for service charges and water: CZK 2,600/month. Gas and electricity are billed separately.



\* 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.