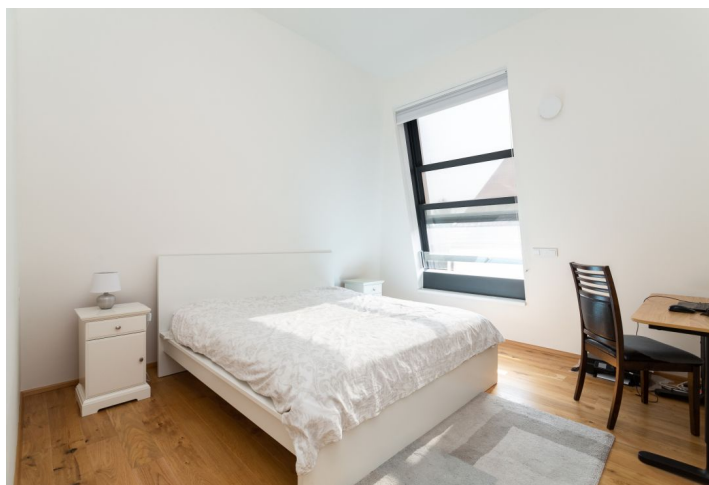




## Apartment Two-bedroom (3+kk)

Sold

94 m<sup>2</sup>, Praha 7, Troja, Pod Havránkou





## Apartment Two-bedroom (3+kk)

**Sold**94 m<sup>2</sup>, Praha 7, Troja, Pod Havránkou

|                  |                      |
|------------------|----------------------|
| Total area       | 107 m <sup>2</sup>   |
| Floor area*      | 94 m <sup>2</sup>    |
| Terrace          | 13 m <sup>2</sup>    |
| Parking          | Garage parking space |
| Garage           | Yes                  |
| Cellar           | Yes                  |
| PENB             | B                    |
| Reference number | 42849                |

This bright, air-conditioned attic apartment with a terrace is located on the 1st floor of a building that is part of the Chateau Troja premium residential complex completed in 2021 with a landscaped green courtyard, above-standard services including a non-stop reception, security, and underground parking.

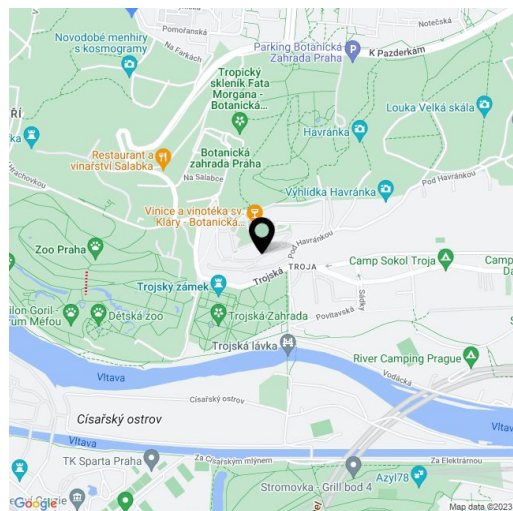
The layout offers a spacious living room connected to the kitchen, dining room, and **terrace** with nice views of the residence's **garden** and **Troja Castle**, as well as 2 bedrooms, 2 bathrooms (1 with a bathtub, 1 with a shower), a **walk-in closet**, a separate toilet, a utility room, and an entrance hall.

Facilities include **air-conditioning**, **wooden floors**, a **tropical wood** terrace, electrically operated large-format windows with front window blinds, central underfloor heating, a video intercom, and a preparation for a smart home system, and a security system. The kitchen is fully equipped with **Bosch** appliances. The purchase price include a **garage parking space** and a **cellar**. The building has an **elevator**.

A quiet location with a long history of settlement, a few steps from the **Vltava Embankment**, in close proximity to a castle park, a zoo, and botanical gardens. A popular **bike path** along the Vltava River runs almost around the building, which can be used for a comfortable ride to the city center. The place is surrounded by **beautiful nature** with several natural monuments; it is possible to walk to **Stromovka Park** via the new **footbridge**. A private eco-school operates in the neighborhood, and there is an elementary school and a high school within walking distance. Fast and frequent bus connections go to the Nádraží Holešovice metro station (line C). The entrance to the Blanka tunnel complex is also nearby.

Floor area 93.9 m<sup>2</sup>, terrace 12.7 m<sup>2</sup>.

The apartment is rented at marker rent until May 2024.



\* 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 Two-bedroom (3+kk)

94 m<sup>2</sup>, Praha 7, Troja, Pod Havránkou

Sold

