



## Apartment Two-bedroom (3+kk)

Rented

68 m<sup>2</sup>, Praha 8, Troja, K Sadu





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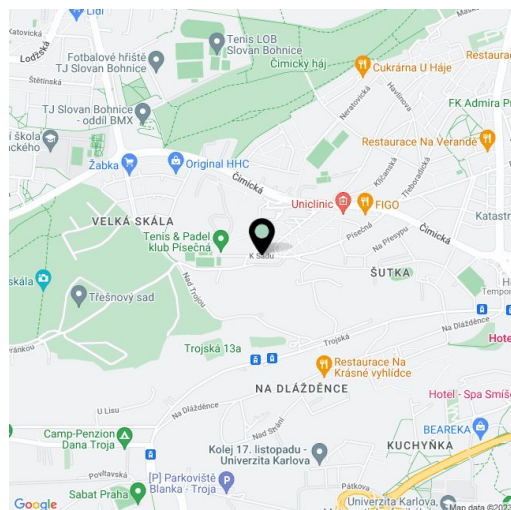
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Total area	88 m <sup>2</sup>
Floor area*	68 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	A large garage space is included.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	7503
Available from	Immediately

This is a semi furnished 2-bedroom apartment with a balcony and a terrace providing wonderful panoramic views of Prague. Situated on the 5th top floor of a residential building with a lift in a quiet green area in Troja, Prague 8. Located in close vicinity of a school, a kindergarten, the Šutka Aquapalace, a tennis hall and courts, just a 10 min. walk from the Kobylisy metro station with complete services and amenities in the area.

The apartment features a living room with a fully fitted open kitchen, a **fireplace** and **terrace** access, two bedrooms - one is walk-through and one has a **balcony** (can be used as a study), a bathroom with a bathtub, a separate toilet, and an entrance hall with built-in wardrobes and storage.

New kitchen, laminated floors, tiles, carpets, security entry door, blinds, awning, washer, dishwasher, satellite TV connection, UPC for the Internet and TV, independent energy meters, **cellar**. A large **garage parking** space is included. Service charges and utilities: CZK 3000 - 4000/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.