

## Apartment One-bedroom (2+kk)

Sold

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

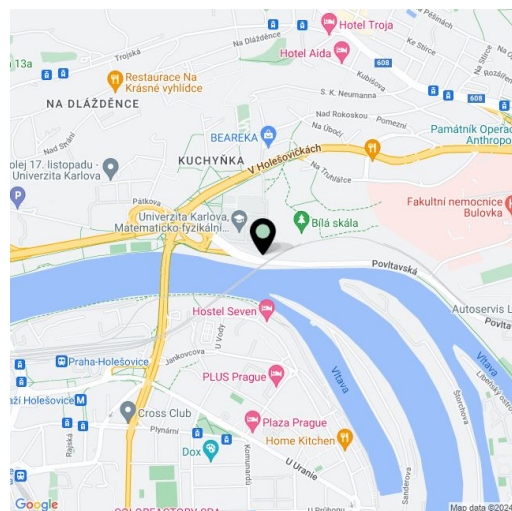


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Total area	61 m <sup>2</sup>
Parking	600 000 CZK
Cellar	4 m <sup>2</sup>
Service price	2 600 CZK monthly
PENB	D
Reference number	104079



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

This apartment with views of the greenery is part of a residence created by the complete reconstruction of a former water mill. The Trojský Mlýn residence, a historic building that has been sensitively reconstructed, has an impressive entrance atrium, an elevator, a reception, parking, and a private garden. Located in Prague 7 - Troja, in the immediate vicinity of the zoo, the Troja Castle, and a popular bike path along the Vltava River.

The area of the 2nd floor apartment consists of a living room connected to the dining room and kitchen, a bedroom, a bathroom (bathtub with a shower screen, sink cabinet, bidet, toilet), and an entrance hall.

The reconstruction of this historically valuable building from the 15th or 16th centuries was completed in 2003. The common areas are dominated by an atrium with a glass elevator, and inside the mill the original stone vault has been preserved. The interior of the apartment is cozy with wooden floors, exposed beams, Venetian stucco, and preserved original elements; built-in wardrobes provide plenty of storage space, and the kitchen is by Scavolini. The wooden casement windows come equipped with blinds and insect nets, while the entrance door ensures security. Heating is provided by a gas boiler. Entry to the building is facilitated by a chip system. Residents can enjoy access to outdoor parking with an electronic barrier, as well as amenities such as a bike room and a shared garden.

Situated in a unique location away from main roads or busy streets, the apartment is flanked by the tranquil flow of a river on one side, the castle garden of the Troja Castle on the other, and a zoo on the third. Stromovka Park or the botanical garden is also within walking distance. A popular bike path runs almost around the house, which can be used to safely reach the city center. There is a bus stop about 300 m away with fast connections to the Nádraží Holešovice metro station or tram stop. Travelling by car is made easy by the nearby entrance to the Blanka tunnel complex. A private kindergarten is within walking distance, and an elementary school and high school are 2 minutes away by bus.

Floor area 61 m<sup>2</sup>.

The apartment is currently leased at market rent until April 2024.