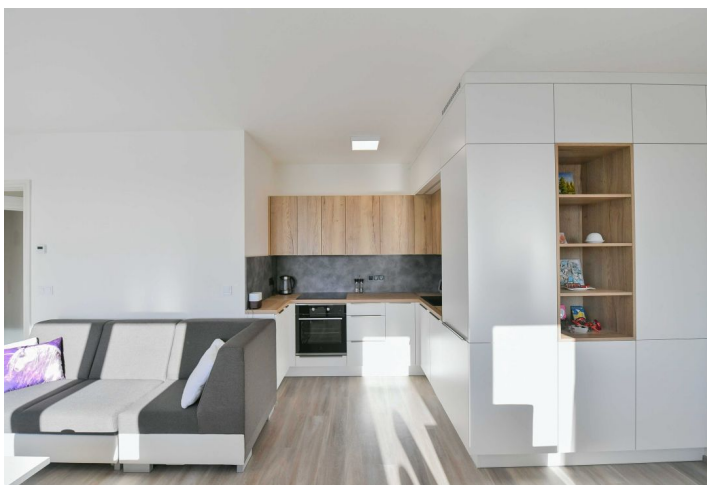


Apartment Two-bedroom (3+kk)

€ 583 766 | CZK 14 600 000

82.2 m², Prague 8, Troja, Mazurská



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Total area	89 m ²
Floor area*	82 m ²
Loggia	7 m ²
Parking	1 parking space in the underground garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	107476

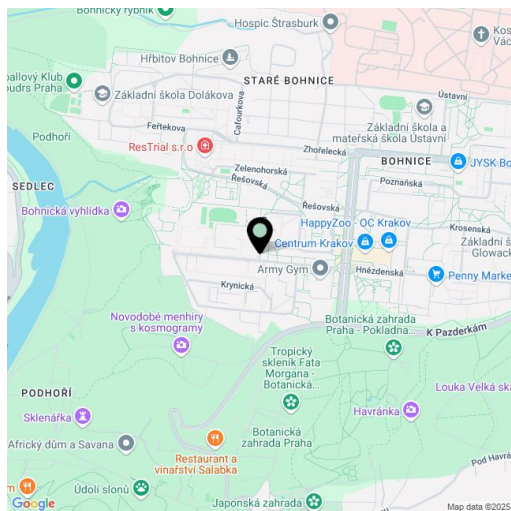
This new two-bedroom apartment with a loggia, garage parking space, and cellar is situated on the 5th floor of a new building in Prague 8 - Troja. The south-facing loggia offers unique views of Prague Castle.

The layout of the apartment includes a sunny living room with a kitchen, dining area, and access to the loggia, 2 bedrooms, a bathroom with a bathtub, shower, and toilet, a hallway, and a guest toilet. The apartment also comes with a parking space and a cellar in the basement of the building.

Facilities include insulated windows with triple glazing and exterior blinds, a Vetos security entrance door, vinyl floors, ceramic floor and wall tiles by SIKO, and Hansgrohe faucets. The kitchen has Electrolux appliances and the apartment comes with built-in furniture. Heat is distributed by centrally operated underfloor heating. The new building from 2024 has a total of 8 floors, 2 elevators, and a shared bicycle shed.

This quiet residential part of Prague 8 is just 200 m from the entrance to the Drahaň-Trója Nature Park forest, in the vicinity of a kindergarten, elementary and secondary school, a polyclinic, and the Krakov shopping mall. Good transport accessibility is ensured by buses to the Kobylisy metro station, and the city center can be reached by car in 15 minutes. Families with children will appreciate the proximity of the zoo and botanical gardens, and interesting events take place in the Troja Castle and its grounds.

Total area 89.4 m², of which 7.2 m² is a loggia and 4.8 m² is a cellar.



* 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.

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