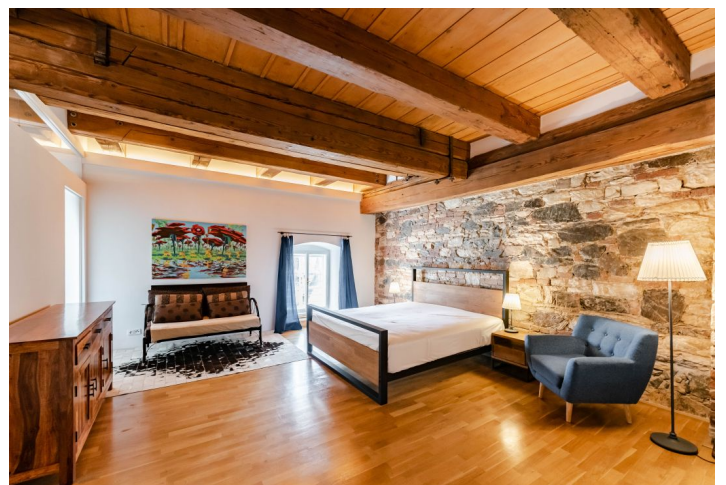


## Apartment Two-bedroom (3+kk)

Sold

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

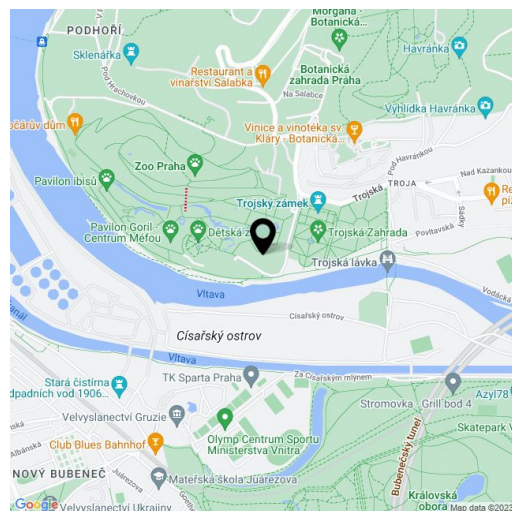


## Apartment Two-bedroom (3+kk)

Sold

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

Total area	183 m <sup>2</sup>
Parking	500 000
Cellar	Yes
Service price	11 378 CZK monthly
PENB	D
Reference number	38000



\* 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.

This extra-large apartment with unique views of the glittering river and the nearby greenery is located in a romantic place in the immediate vicinity of the Prague Zoo. The sensitively renovated historic building called Trojský mlýn with a strong genius loci offers parking, a 24-hour reception, and a private garden. An ideal environment for a family due to its peace and quiet, sports opportunities, as well as easy reach of the city center and all services.

The two-bedroom apartment on the 3rd floor has a **80-meter living space** with a kitchen that faces **the river and the garden**. The master bedroom has an en-suite bathroom; the window directly next to the bathtub provides a soothing view of the **flowing Vltava River**. There is also a second bedroom and a second bathroom, a separate toilet, a spacious entrance hall, a utility room with a connection for a washing machine, and a closet.

**Trojský mlýn** was probably built in the **16th century** (according to some sources already in the 15th). The reconstruction of this valuable building was completed in 2003. The atrium has a **glass elevator** in the middle, and the original **stone vault** of the driveway has been preserved inside the mill. The high standard of the apartment's equipment includes **oak parquet floors**, replicas of the original windows with insulated triple-glazed panes, fire safety entrance doors, wooden interior doors, and **marble tiles** in the bathrooms. The kitchen is fully equipped, heating is provided by a combined gas boiler. The unit includes **1 parking space in the garage** and a **cellar storage unit**, and residents can use a shared garden, a bicycle shed, and a parking space in the outdoor parking lot.

The charming area is located off of the area's main roads or busy streets, in a unique environment between the zoo, **Troja Castle**, and the Vltava River, where the sound of the river and the leaves of centuries-old trees mix with the real **sounds of the jungle**. A popular **trail for cyclists, runners, and skaters** leads along the river. You can get to **Stromovka Park** via the new footbridge. Nearby is the **vineyard of St. Klára**, which is part of the **botanical garden**, the **Havránka** natural monument, and many other destinations with beautiful views of the metropolis. Nearby is the popular **Rozárka eco-school**, a primary school with an alternative class, and the **Troja high school** with an expanded number of languages taught. Frequent and fast bus connections go to the Nádraží Holešovice metro station (line C). The entrance to the tunnel complex that makes traveling by car easier is a few minutes away.

Interior 183.2 m<sup>2</sup>, cellar 2.9 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

# Apartment Two-bedroom (3+kk)

Sold

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

