

## Apartment Two-bedroom (3+kk)

Sold

96.8 m<sup>2</sup>, Prague 7, Troja



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Total area	107 m <sup>2</sup>
Floor area*	97 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Parking	600 000 CZK
Garage	Yes
Cellar	-
PENB	B
Reference number	38320

\* 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 apartment, which has recently been completed to a high standard, is part of a premium residential project. Created in a unique and tranquil location right next to Troja Castle and the vineyards of the botanical garden, it offers parking in the underground garage, a reception and security that guarantee residents' safety, proximity to natural monuments, and easy access to all services.

The first floor apartment consists of an open concept living room with a kitchen, a dining area, and a terrace, a master bedroom with an en-suite bathroom, a second bedroom with access to the terrace, a central bathroom, a separate toilet, and a spacious staircase hall. Facilities include **wooden floors**, large windows, a videophone, large-format tiles, and designer bathroom amenities. The purchase price includes a cellar storage unit. It is possible to buy **1-2 garage parking spaces**.

The gated residential complex is surrounded by **landscaped greenery** and boasts a 24-hour reception and security guard. It is located on a quiet street that leads to the new **Trojská lavka footbridge**, only a short walk from the entrance to the botanical and zoological gardens, the Troja castle, and **Stromovka Park**. There is a grocery store in the immediate vicinity; the residence will include a restaurant. There is a popular eco-school right next door. An elementary and a private high school are within walking distance. Perfect accessibility by car is ensured by the nearby entrance to the Blanka tunnel network; the Nádraží Holešovice metro station is a few minutes away by bus. It is possible to get to the city center by bike along a **comfortable bike trail** that bypasses all main roads.

Floor area 96.8 m<sup>2</sup>, terrace 10.6 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.

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