



## Apartment Three-bedroom (4+1)

€ 3 246 | CZK 79 000

192 m², Prague 7, Troja, Pod Havránkou





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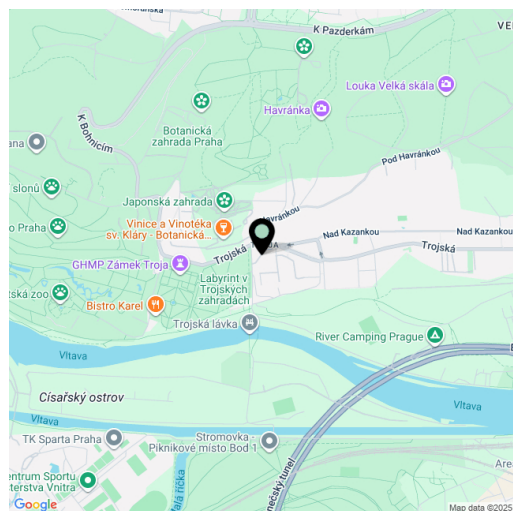
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Total area	203 m²
Floor area*	192 m²
Terrace	11 m²
Garden	265 m²
Parking	2-4 garage parking spaces
Cellar	-
Service price	Monthly deposit for services, water, and heating: CZK 14,500. Electricity is billed separately.
PENB	B
Reference number	110690
Available from	Immediately

Part of the Pod Havránkou Residence, this newly refurbished unfurnished 3-bedroom 3-bathroom split-level apartment with 2 terraces and a private garden accessible from a private gated park. Set on the ground floor of a modern residential complex with a landscaped mature shared garden and underground parking. Situated in a quiet area mere steps from the Vltava riverbank, close to the Prague ZOO and Troja Chateau, near the Botanical Garden, and across the river from Stromovka Park. Numerous sports facilities and a popular bike path along the Vltava River are near the residence. The city center can be reached within 15 minutes, and transport connections are provided by bus links to the Nádraží Holešovice metro station (line C) and numerous tram links. The entrance to the Blanka tunnel complex is nearby.

The ground (upper) floor of the apartment includes a living room with access to a two-level **garden**, a fully fitted kitchen with a large dining space and a **winter garden** facing the common park, a bedroom with a built-in wardrobe, two bathrooms (walk-in shower, toilet/bathtub, toilet), a utility room, and an entrance hall. The lower ground floor features a bedroom with a fitted **walk-in closet** and a toilet, a second bedroom with a storage room, an en-suite bathroom (walk-in shower, toilet), and access to the **terrace** and privated garden.

**Private garden** with a barbecue point, new **hardwood parquet floors**, tiles, exterior roller blinds, central heating, dishwasher, induction stove top, alarm connected to a security agency, garden barbecue grill, garden house. **Two garage parking spaces** are included. Two more spaces are available at an additional fee.



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