



Apartment Studio (1+kk)

36 m², Prague 7, Troja, Pod Hrachovkou

Rented





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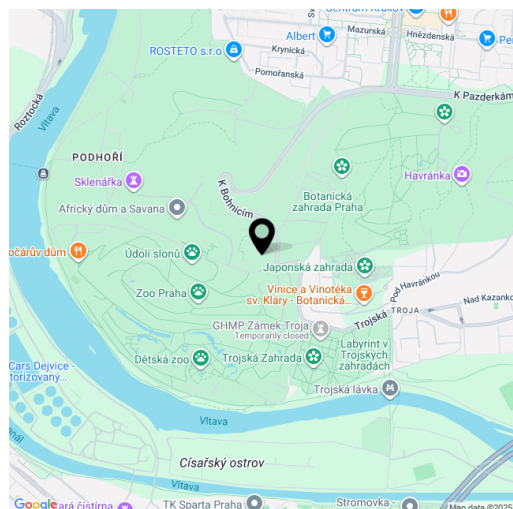
Rented

Total area	63 m²
Floor area*	36 m²
Terrace	27 m²
Parking	Garage parking
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 3,500. Electricity is billed separately.
PENB	A
Reference number	111398
Available from	Immediately

This brand-new furnished studio apartment with a large terrace (27 m²) is on the ground floor in one of two energy-efficient buildings with green roofs that are part of the newly built Bella Vista Residence with parking and a common garden with African motifs. Located in Troja, Prague 7, in a residential area with full amenities within easy reach, within walking distance of restaurants, sports facilities, and public transport stops. The area is abundant with greenery and relaxation spaces provided by the forests and meadows of the Botanical Garden, the Prague ZOO, the gardens of the Troja Chateau and the Vltava embankments.

The interior features a living room/bedroom with a spacious fully fitted open plan kitchen, built-in wardrobes and access to the **terrace**, a bathroom with a bathtub and toilet, and an entrance hall with built-in wardrobes.

Heat recovery ventilation, Loxone, smart home system, hardwood parquet floors, tiles, security entry door, automatic external blinds, central heating, cooling and heating in the ceilings, underfloor heating in the bathroom, washer/dryer, dishwasher, induction stove top, wine fridge, **cellar**. A **garage parking** space is included.



* 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.