



## Apartment Two-bedroom (3+kk)

**Sold**

93 m², Prague 8, Troja, Trojská





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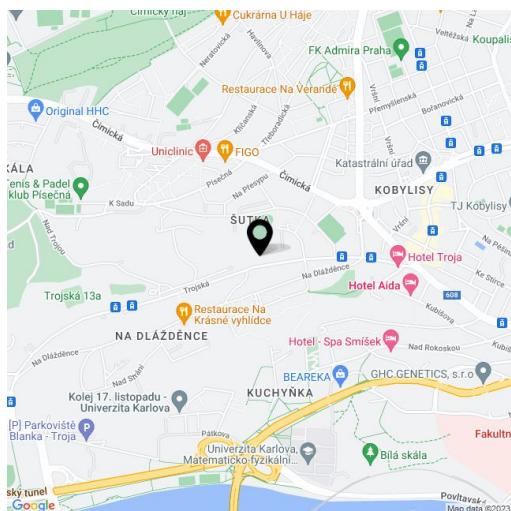
**Sold**93 m<sup>2</sup>, Prague 8, Troja, Trojská

|                  |                                                          |
|------------------|----------------------------------------------------------|
| Total area       | 109 m <sup>2</sup>                                       |
| Floor area*      | 93 m <sup>2</sup>                                        |
| Terrace          | 16 m <sup>2</sup>                                        |
| Parking          | One garage parking space included in the purchase price. |
| Garage           | Yes                                                      |
| Cellar           | Yes                                                      |
| PENB             | G                                                        |
| Reference number | 13867                                                    |

**Modern apartment with terrace, 200 m<sup>2</sup> garden and garage parking space in the prestigious residential area of Troja, situated on the ground floor of a smaller residential project with excellent transport links to the city center.**

The apartment offers a living room with kitchen and direct access to the terrace and the garden, one bedroom, spacious entrance hall, bathroom, utility room and a large walk-in closet / 15 m<sup>2</sup> / currently used as a master bedroom. The apartment also includes a **private garden** in a slope accessible through a common garden, with the possibility of building a garden house overlooking the city. **Cellar** and **parking space** are included in the purchase price.

Interior 91.97 m<sup>2</sup>, terrace 16.57 m<sup>2</sup>, private garden 200 m<sup>2</sup>.



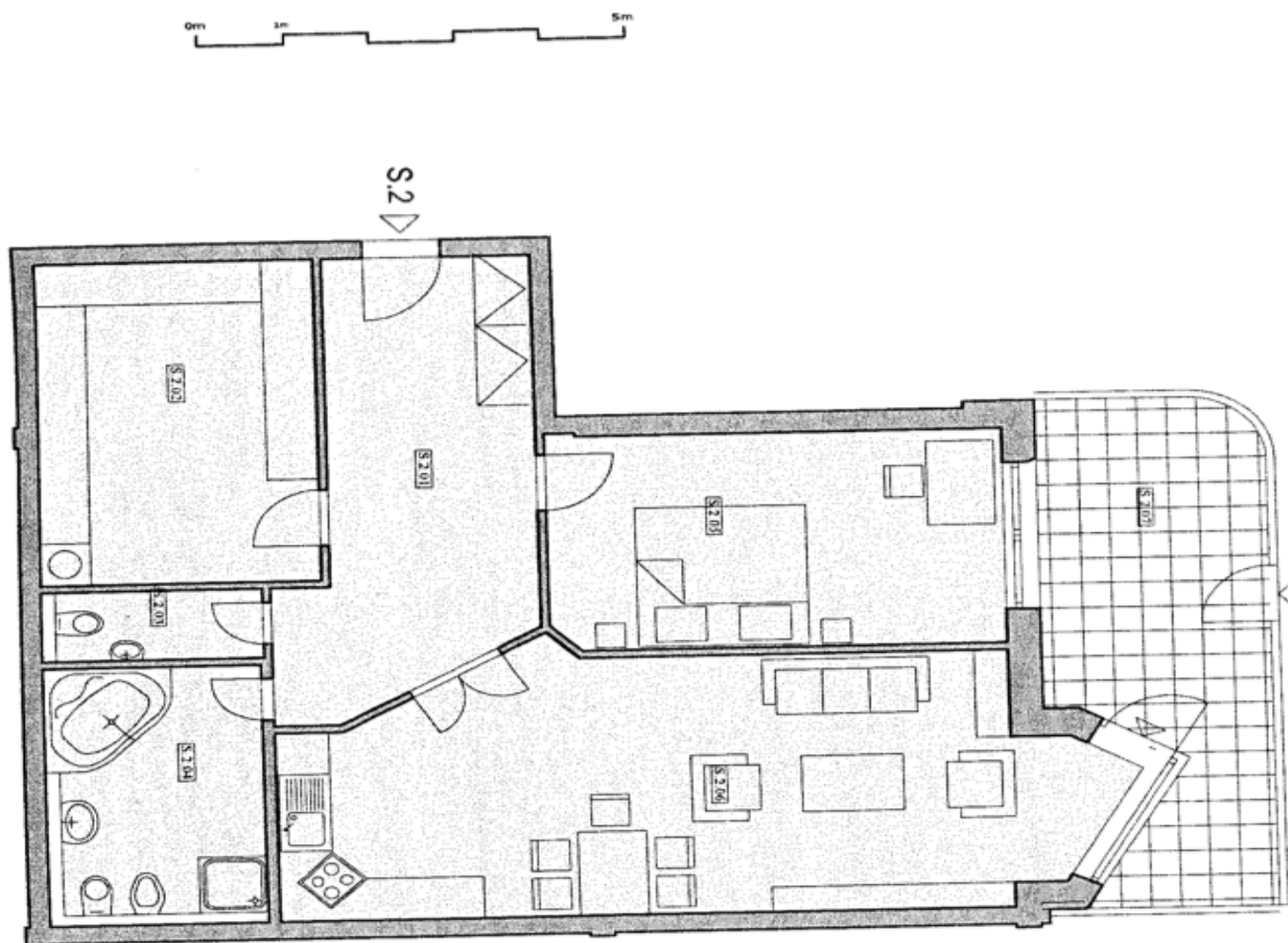
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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### BYT S.2. --- 2+kk

| Č. M.                   | NÁZEV MÍSTNOSTI         | PLOCHA |
|-------------------------|-------------------------|--------|
| S.2.01                  | predsín                 | 16.22  |
| S.2.02                  | obývací, jídelna        | 15.27  |
| S.2.03                  | WC                      | 2.45   |
| S.2.04                  | obývací, WC             | 8.78   |
| S.2.05                  | obývací                 | 16.46  |
| S.2.06                  | obývací s kuch. koutkem | 32.79  |
| PLOCHA MÍSTNOSTI CELKEM |                         | 91.97  |
| S.2.07                  | terasa                  | 16.57  |
| PLOCHA BYTU S.2. CELKEM |                         | 108.54 |