



Apartment Three-bedroom (4+kk)

Sold

116 m², Prague 8, Troja, Vřesová





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Total area	127 m ²
Floor area*	116 m ²
Loggia	11 m ²
Parking	2 garage parking spots
Garage	Yes
Cellar	Yes
Service price	7 000 CZK monthly
PENB	G
Reference number	20740

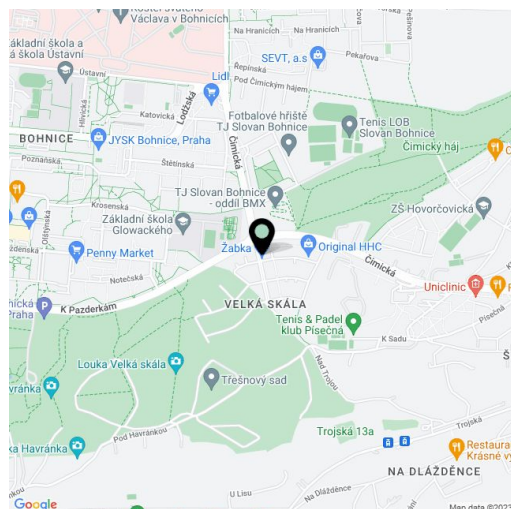
Air-conditioned flat with loggia, balcony and panoramic views of Prague, on the 5th floor of an apartment building with lift, in a quiet area of Prague 8 - Troja. The house is located within walking distance of a Šutka waterpark, Čimický háj and Velká Skála natural parks, which continue in the Drahaň-Troja Natural Park.

The interior consists of an open-plan living room with fully equipped kitchen, dining area and access to loggia, 3 bedrooms (one of them with a roofed balcony), 2 bathrooms (one with bath and toilet, one with shower and toilet), closet and a hall.

Equipped with air conditioning, **hardwood floors**, plastic windows. There are **2 onsite garage parking spaces** available and a **cellar**.

The location offers proximity to the Prague Zoo and Botanical Garden, Krakov shopping and cultural center. There are a lot of sports grounds, including tennis halls and courts, a squash center, bi-cross track, several football clubs and softball center. Full amenities including schools and kindergartens within walking distance. Two bus stops from the metro station Kobylisy (5 minutes).

The interior of 115.31 m², loggia + balcony 11.38 m², cellar 1.38 m².



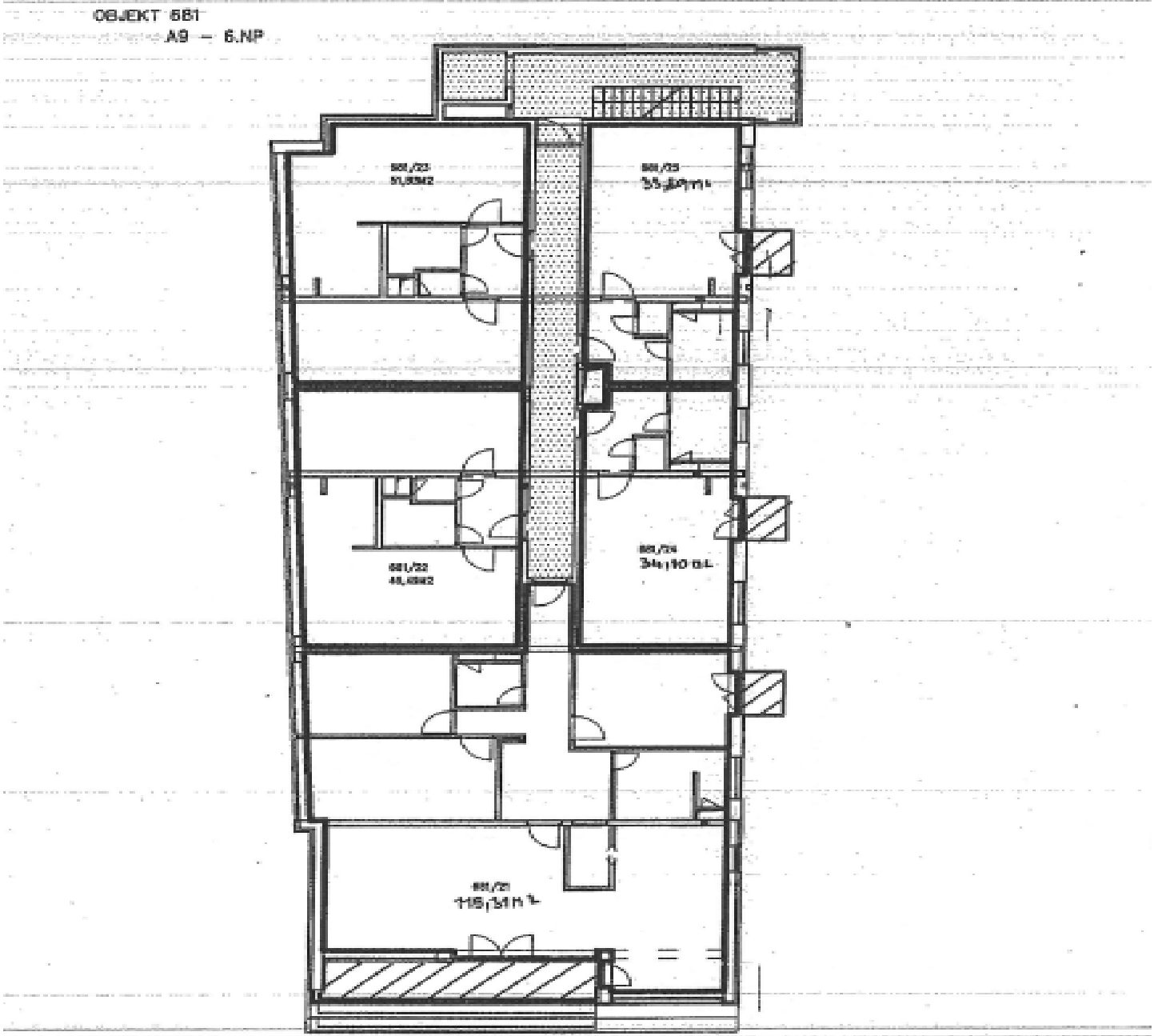
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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KATASTRÁLNÍ OZEMÍ : TROJA
Č. POPISNÉ : 681
Č. PARCELNÍ :
PŮVODNÍ VLASTNÍK : IPB REAL DEVELOPMENT a.s.
ADRESA : Rybář 14, 118 00 Praha 1
IČO : 251 02 168

681/21	BYT	115,31 m²
681/22	BYT	48,49 m²
681/23	BYT	51,83 m²
681/24	BYT	34,10 m²
681/25	BYT	35,69 m²

- Společné prostory
- Byt
- Terasa