



## Apartment Two-bedroom (3+kk)

Sold

113 m<sup>2</sup>, Prague 7, Troja, Jiřího Jandy

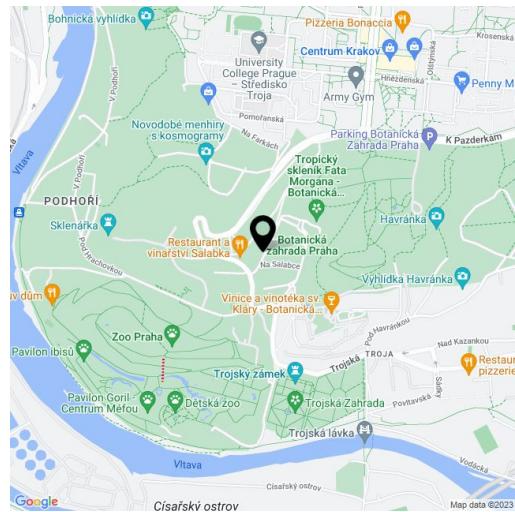




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Total area	113 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	-
PENB	D
Reference number	25906



\* 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.

Enviable set in a beautiful location below the Salabka Vineyards in Troja, Prague 8, is this 2-bedroom flat boasting a fireplace, lovely green views and garage parking. Situated on the 1st floor of a completely renovated historic homestead, this is a unique nook of Prague that preserves a characteristic atmosphere of rural manors, within easy reach of large parks and yet with excellent access to the center.

The interior offers a living room with fireplace, kitchen and dining area, 2 bedrooms, bathroom with bathtub, guest toilet, and an entrance hall with plenty of space for built-in wardrobes. All the rooms have lovely views of Salabka Vineyards or the city. Possibility of connecting with the adjacent apartment, creating a generous 5-bedroom (6+kk) layout with two fireplaces and two bathrooms.

**Solid wood floors**, large-format tiles, **wooden windows** and interior doors, a fully equipped kitchen, original beamed ceilings. The purchase price includes **2 garage parking spaces**.

The Salabka Residence is situated in a location that is unique not only within Troja, but also within the whole of Prague. Nothing disturbs the **peaceful rural atmosphere** of the place surrounded by greenery of the Podhoří Nature Reserve and the extensive Prague Botanical Garden. The famous Fata Morgana tropical greenhouse is just a few-minutes' walk from the apartment, as well as the Troja Chateau gardens, and the ZOO. Closer to the border of the Stromovka Royal Enclosure you will also find the popular Císařský Ostrov equestrian club. Close to all amenities, incl. the Sunny Garden kindergarten (English language kindergarten), Mazurská health center and the Krakow shopping center.

Interior 106.8 m<sup>2</sup>.

**Real estate acquisition tax shall not apply until October 2017.**