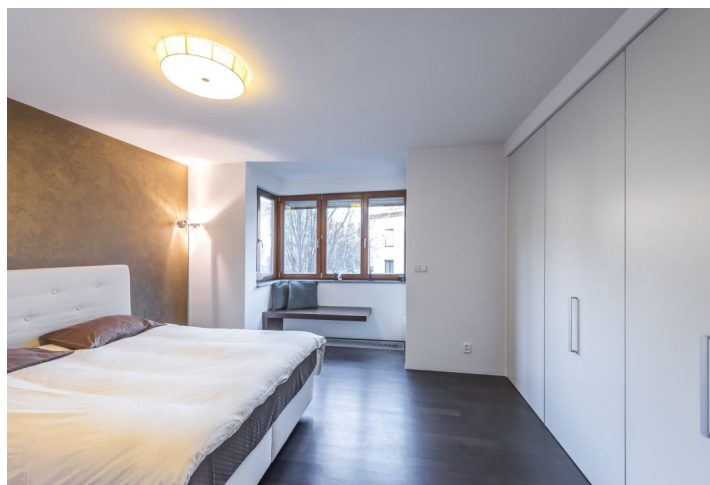




Apartment Three-bedroom (4+kk)

Sold

124 m², Prague 7, Troja, Sádky





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Total area	144 m²
Floor area*	124 m²
Balcony	20 m²
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	31061

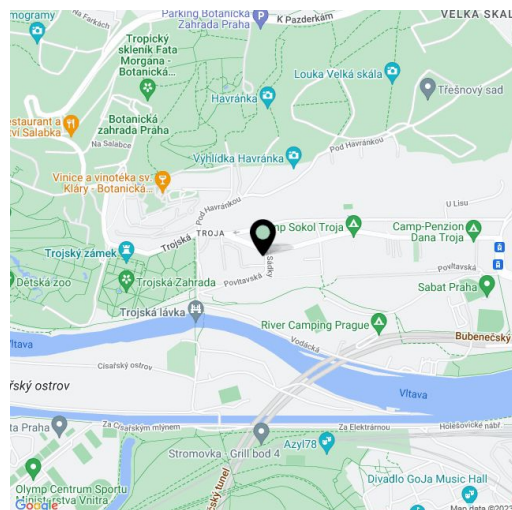
This bright and airy apartment with two balconies on the 1st floor of a modern residential building with an elevator and an underground garage is located in a prestigious gated residential complex with a playground. It is situated in the unique diplomatic district of Troja, just a few steps away from the Prague Castle and the vineyard of St. Clare.

The interior consist of a living room with a dining area, an open plan kitchen and access to a **southwest-oriented balcony**, a master bedroom with a dressing room, an en-suite bathroom and a 2nd balcony, another bedroom, a bathroom with a window, and the entrance hall. The layout is currently configured as a 2-bedroom, but it may easily become a 3-bedroom apartment.

Facilities include **hardwood wenge wooden floors**, **Italian travertine tiles** in the bathrooms, sliding glass doors, a **bio fireplace**, a **Poggenpohl MODO+** kitchen and an Interlübke Aparo dressing room. The purchase price includes **1 garage parking space and 2 cellar units**.

The nice residential location has good transport accessibility to the center by car or public transport. There is a bus station a few steps from the house, the ride takes 5 minutes to the **Nádraží Holešovice** metro station (line C) and tram stop. There is a kindergarten and primary school, a high school, a post office, a restaurant, grocery stores, and an ATM in the vicinity. The beautiful surroundings are ideal for walks, for example in the **Havráňka** natural monument or **Stromovka Park** accessible year-round by ferry, or in the **zoological and botanical garden**. The proximity of the **inline and bike trail along the river** and the equestrian complex on Imperial Island provide sports opportunities.

The interior 124.25 m², balconies 20 m² (6 m² and 14 m²), cellars 4.19 m².



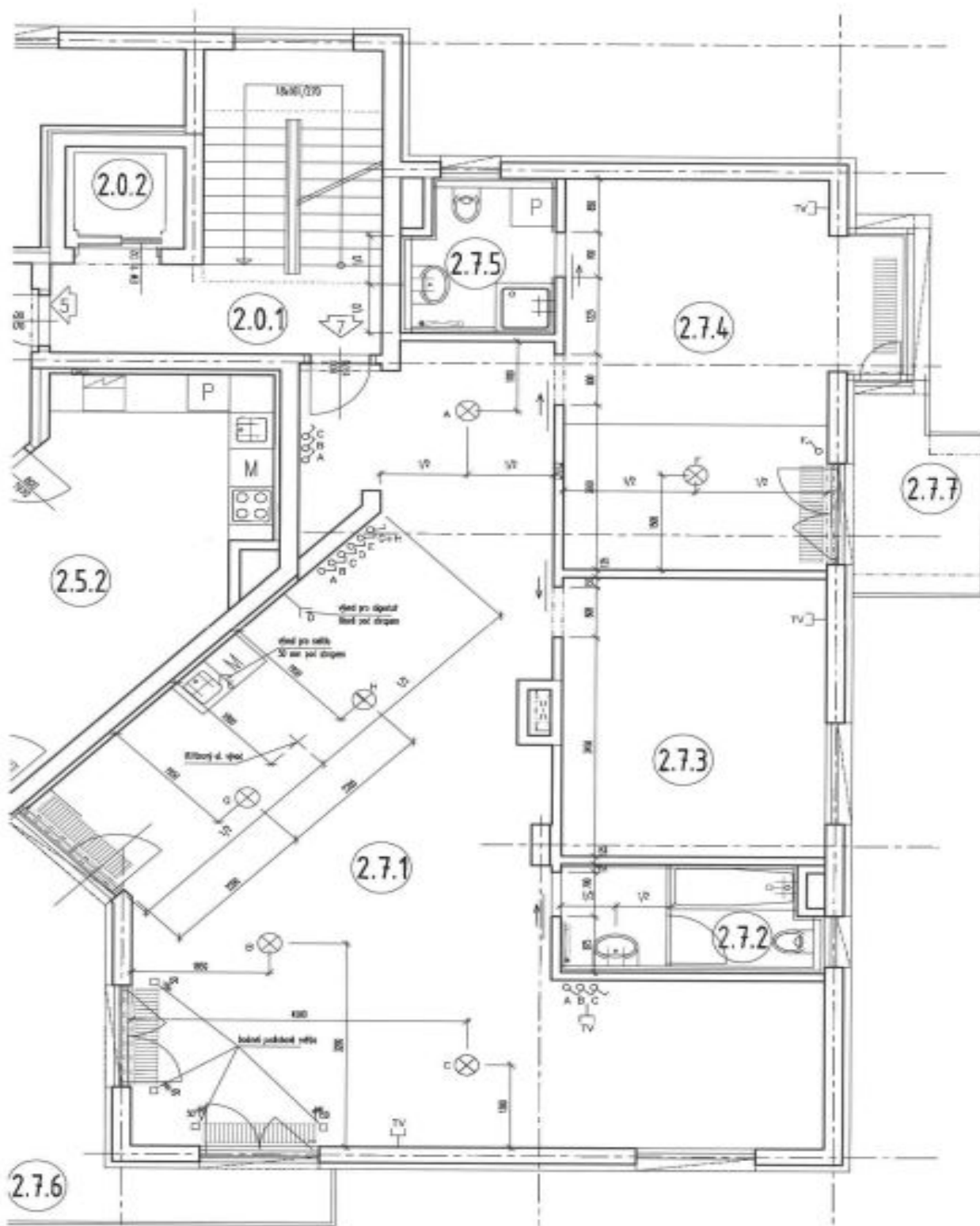
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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