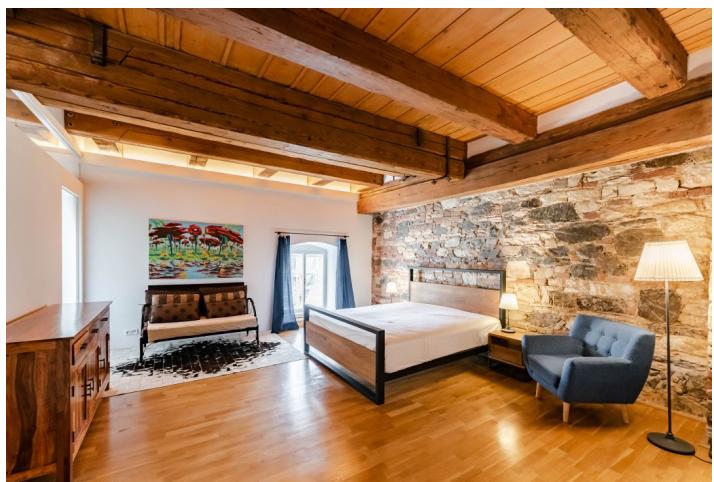




Apartment Two-bedroom (3+kk)

Sold

183.2 m², Prague 7, Troja, Povltavská



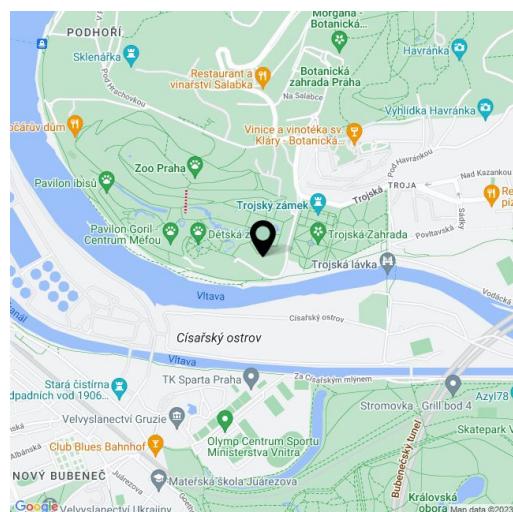


Apartment Two-bedroom (3+kk)

Sold

183.2 m², Prague 7, Troja, Povltavská

Total area	183 m ²
Parking	1 garage parking space
Cellar	Yes
Service price	11 378 CZK monthly
PENB	D
Reference number	38000



* 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.

This extra-large apartment with unique views of the glittering river and the nearby greenery is located in a romantic place in the immediate vicinity of the Prague Zoo. The sensitively renovated historic building called **Trojský mlýn** with a strong **genius loci** offers parking, a 24-hour reception, and a private garden. An ideal environment for a family due to its peace and quiet, sports opportunities, as well as easy reach of the city center and all services.

The two-bedroom apartment on the 3rd floor has a **80-meter living space** with a kitchen that faces **the river and the garden**. The master bedroom has an en-suite bathroom; the window directly next to the bathtub provides a soothing view of the **flowing Vltava River**. There is also a second bedroom and a second bathroom, a separate toilet, a spacious entrance hall, a utility room with a connection for a washing machine, and a closet.

Trojský mlýn was probably built in **the 16th century** (according to some sources already in the 15th). The reconstruction of this valuable building was completed in 2003. The atrium has a **glass elevator** in the middle, and the original **stone vault** of the driveway has been preserved inside the mill. The high standard of the apartment's equipment includes **oak parquet floors**, replicas of the original windows with insulated triple-glazed panes, fire safety entrance doors, wooden interior doors, and **marble tiles** in the bathrooms. The kitchen is fully equipped, heating is provided by a combined gas boiler. The unit includes **1 parking space in the garage** and a **cellar storage unit**, and residents can use a shared garden, a bicycle shed, and a parking space in the outdoor parking lot.

The charming area is located off of the area's main roads or busy streets, in a unique environment between the zoo, **Troja Castle**, and the **Vltava River**, where the sound of the river and the leaves of centuries-old trees mix with the real **sounds of the jungle**. A popular **trail for cyclists, runners, and skaters** leads along the river. You can get to **Stromovka Park** via the new footbridge. Nearby is the **vineyard of St. Klára**, which is part of the **botanical garden**, the **Havránka** natural monument, and many other destinations with beautiful views of the metropolis. Nearby is the popular **Rozárka eco-school**, a primary school with an alternative class, and the **Troja high school** with an expanded number of languages taught. Frequent and fast bus connections go to the **Nádraží Holešovice** metro station (line C). The entrance to the tunnel complex that makes traveling by car easier is a few minutes away.

Interior 183.2 m², cellar 2.9 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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