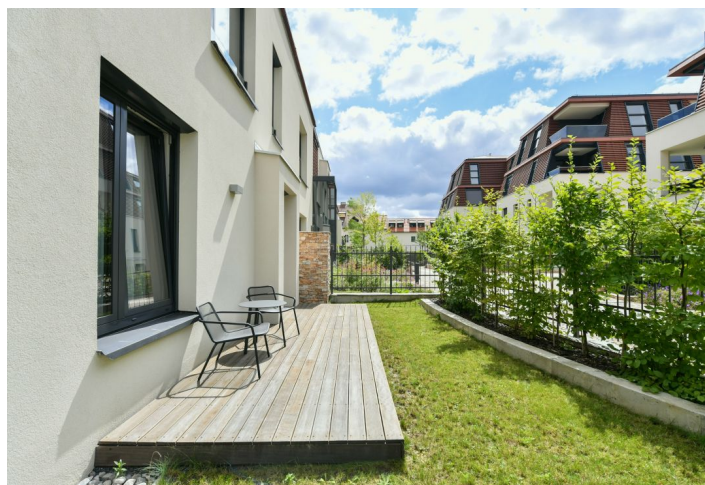




## Apartment Studio (1+kk)

38.9 m<sup>2</sup>, Prague 7, Troja, Pod Havránkou

Rented





## Apartment Studio (1+kk)

38.9 m<sup>2</sup>, Prague 7, Troja, Pod Havránkou

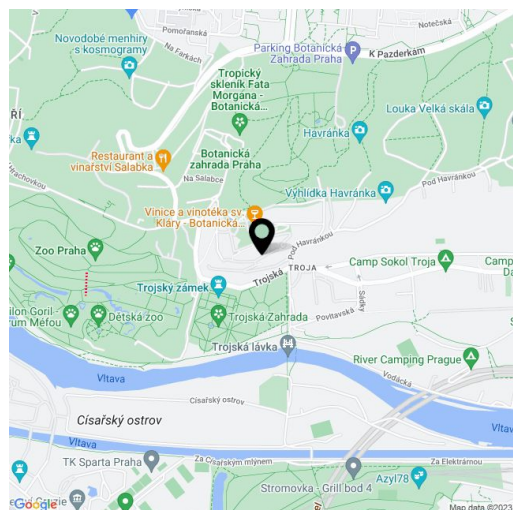
Rented

Total area	50 m <sup>2</sup>
Floor area*	39 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
Garden	23 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	40274
Available from	Immediately

**Brand new, air-conditioned, fully furnished studio with a terrace and garden situated on the ground floor of the high standard Chateau Troja Residence. A quiet area close to the riverbank, zoo, Troja Chateau, Botanical Garden, and Stromovka Park on the opposite riverbank with numerous sports facilities and a popular bike path. The city center can be reached within 15 minutes, and transport connections are provided by bus links to the Nádraží Holešovice metro station (line C). The entrance to the Blanka tunnel complex is also nearby.**

The interior features a living room/bedroom connected to the garden, a **walk-in closet**, a fully-equipped kitchen, a shower bathroom with a toilet, and an entrance hall with **storage space**.

**Oak parquet floors, tiles, security entrance door, air-conditioning**, triple-glazed large-format windows, **Miele kitchen appliances**, induction hob, dishwasher, microwave oven, Miele washer/dryer, video entry phone, cellar. 24/7 reception and security. **A garage parking space** is included in the rent. Monthly deposit for service charges, water, and heating approx. CZK 4,500 per month. Electricity is billed separately.



\* 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.



# Apartment Studio (1+kk)

38.9 m<sup>2</sup>, Prague 7, Troja, Pod Havránkou

Rented

STUPEŇ NO.	ČÍSLO KOTY	NÁZEV MÍSTNOSTI NAME OF ROOM	VEŠTĚNÁ PLOCHA (m <sup>2</sup> )
	01	chodba hall	5,4
	02	kuchyně kitchen	4,5
	03	obývací pokoj living room	28,7
	04	koupelna bathroom	2,3
	05	ložnice bedroom	10,7
CELKOVÁ VEŠTĚNÁ PLOCHA TOTAL FLOOR AREA (m <sup>2</sup> )			38,9

PRŮMĚRNÁ VEŠTĚNÁ PLOCHA PRO ČLOVĚKA AV. FLOOR AREA PER PERSON (m <sup>2</sup> )	42,3 m <sup>3</sup>
PRŮMĚRNÁ VEŠTĚNÁ PLOCHA PRO ČLOVĚKA AV. FLOOR AREA PER PERSON (m <sup>2</sup> )	39,8 m <sup>3</sup>

## PŮDORYS 1.PP / FLOORPLAN 1.UGF

**SCHEMATICKÁ STRUČE  
SITEPLAN SCHEME**

**SCHEMATICKÝ PRŮŘEZ  
SECTION SCHEME**