



## Apartment Three-bedroom (4+kk)

Rented

107 m<sup>2</sup>, Prague 7, Troja, Povltavská





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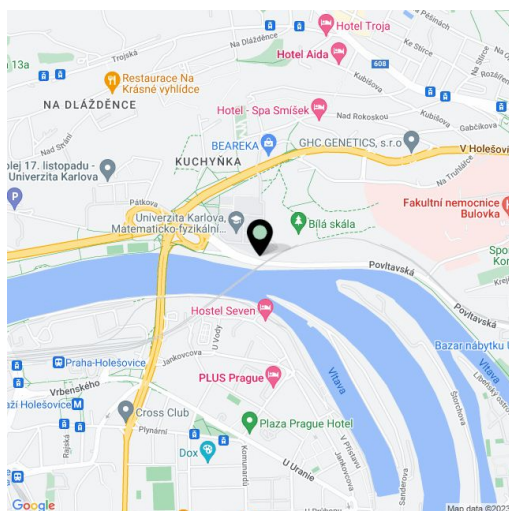
**Rented**107 m<sup>2</sup>, Prague 7, Troja, Povltavská

Total area	125 m <sup>2</sup>
Floor area*	107 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	Two parking spaces included.
Garage	Yes
Cellar	Yes
Service price	5000 CZK Monthly
PENB	G
Reference number	5751
Available from	Immediately

High quality 3-bedroom 2-bathroom apartment with an 18 m<sup>2</sup> terrace running along the south side of the apartment and providing beautiful views of Prague and the river. Situated on the first floor of a recently built residence providing modern living standard for discriminating clients. Located in a pleasant green setting close to the Vltava embankment, the Prague ZOO and Botanical Garden, Trojský Chateau, and Stromovka, the largest park in Prague. The residence amenities include outdoor heated pool, underground parking, top quality materials, finishes and technical equipment incl. programmable floor heating system (heated floors throughout), spacious basement storage units, and a lift.

With separated living and sleeping zone, the flat has a 42 m<sup>2</sup> living room with dining area, fully fitted kitchen and pantry, master bedroom with en-suite bathroom, and separate toilet. The terrace is accessed from the living room, master bedroom and hall.

Air-conditioning, alarm, Internet and satellite connection, telephone and data points, audio entry phone, fireplace, security door, wood floors in bedrooms, marble and tiles, built-in wardrobes, individual energy metering. Bus and tram connections to the city center, essential amenities, schools, sports facilities. Convenient to the Czech-German school (Thomas Man Gymnasium). Common building charges CZK 5000 per month. Deposit for energies CZK 4800 per month. Available from December 2019.



\* 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.