



## Apartment Two-bedroom (3+kk)

Rented

111 m², Prague 7, Troja, Povltavská





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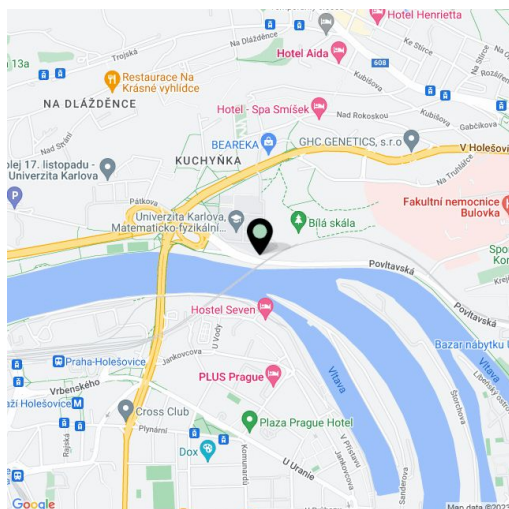
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|                  |                              |
|------------------|------------------------------|
| Total area       | 111 m²                       |
| Parking          | Two parking spaces included. |
| Cellar           | Yes                          |
| PENB             | G                            |
| Reference number | 5753                         |
| Available from   | Immediately                  |

Top quality 2-bedroom 2-bathroom air-conditioned attic flat with a balcony boasting a wonderful view of the river, Letná and the Prague Castle on the 2nd floor of a newly 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.

The flat consists of a 49 m² living room with dining area and **fireplace**, fully fitted kitchen and pantry, large walk-in closet, and separate toilet.

Air-conditioning, alarm, Internet and satellite connection, telephone and data points, 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 5,000/month. Utilities CZK 5,000/month. Available from August 2022.



\* 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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