



# Apartment 2 Bed

Praha 8 - Troja, Povltavská

MONTHLY RENT	PROPERTY	AREA	TERRACE	PARKING	EPC
Rented	ID 178	145 m <sup>2</sup>	No	2	C



Exclusive two bedroom duplex apartment on the first and second floors for rent is part of a modern residence in a quiet and popular Prague location Troja. It offers comfortable living of a high standard and a unique genius loci of the historic district surrounded by nature, next to the Baroque Troja Castle.

The interior of the first floor consists of a spacious living room with fireplace, kitchenette and access to a private front garden of 15 m<sup>2</sup>, bathroom, separate toilet, pantry and hallway with a staircase leading to the floor. Upstairs there are two well-lit rooms, a second bathroom, a staircase hall and a cloakroom.

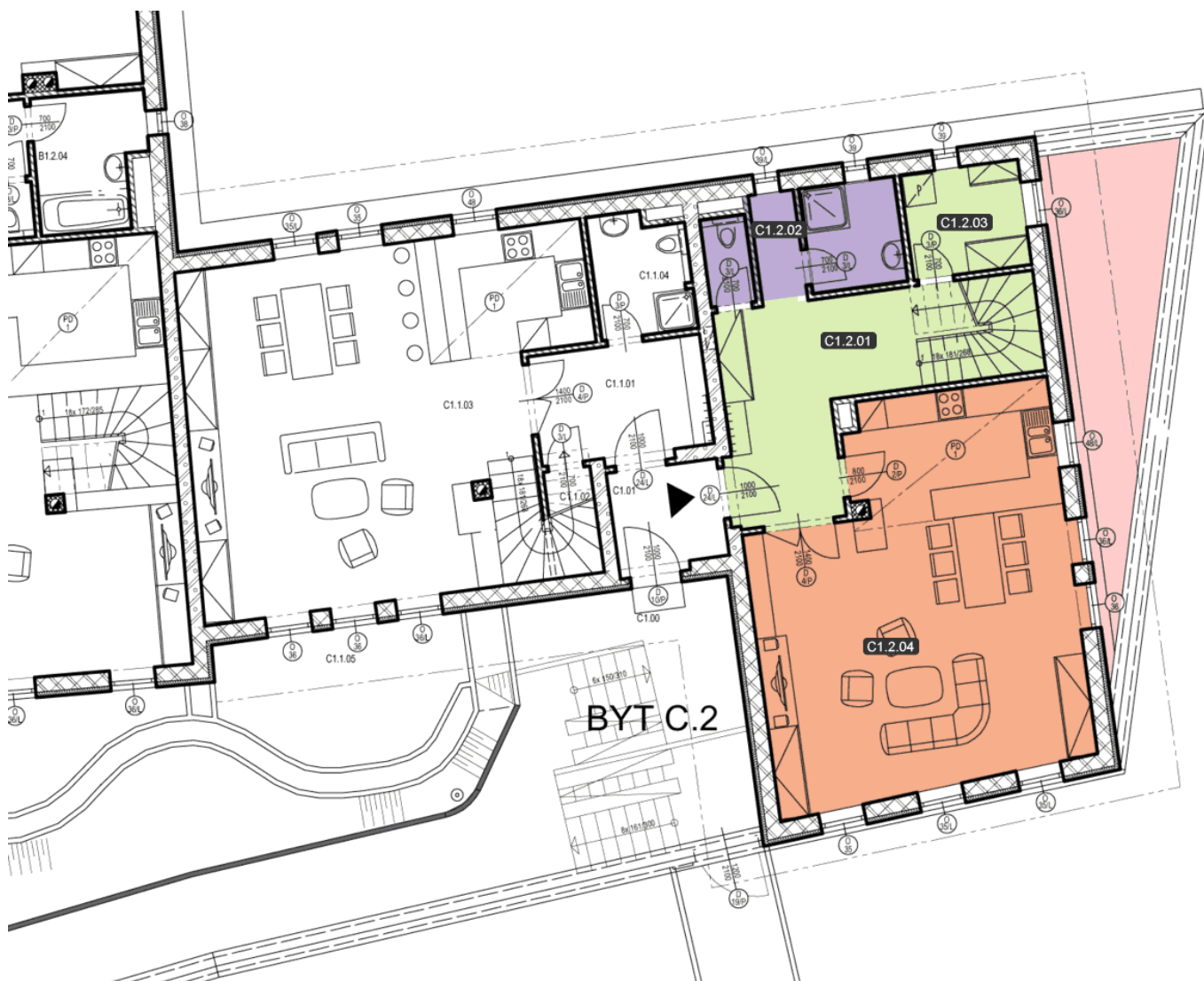
Standards include high quality materials and workmanship, wooden floors in the bedrooms and elegant large-format tiles in the bathrooms and living room, wooden windows with insulating double glazing, solid wood kitchen and security fire entrance doors. The apartment also has air conditioning in all living rooms, underfloor heating, alarm, all connections including satellite, internet and telephone, cellar and two garage parking spaces.

In addition, the residence offers its tenants a shared garden with a heated outdoor pool. Monthly fees for house services are CZK 5,000 and CZK 5,000 in advance for energy consumption.

The location offers great accessibility to the city center, just 10 minutes away by car or half an hour by public transport. There are also full civic amenities such as shops, schools, kindergartens, doctor's offices, bars and restaurants. In addition, the location has many opportunities for leisure, the residence is located near the Zoological and Botanical Gardens and parks Divoká Šárka and Stromovka.

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