



# Apartment 4 Bed

Praha 7 - Troja, Pod Havránkou

PRICE	PROPERTY	CODE	FLOOR	AREA	TERRACE	PARKING
Sold	ID 471	J2.44b	3/4	322 m <sup>2</sup>	71 m <sup>2</sup>	3



Luxurious duplex penthouse located on the third and fourth floors of a newly built building, which lies on the edge of a historic courtyard with more than four centuries of history in the vicinity of Troja Castle.

It is part of a unique residential project connecting a modern approach to housing with the rich history of the place. The whole complex consists of six elegantly renovated historic and seven sensitively designed modern buildings. For the maximum comfort of the residents there is a security gate, 24-hour reception service, well-kept garden, restaurant, lounge and entrance lobby.

The interior of the first floor of the apartment consists of an entrance hall, cloakroom and hall, which have access to the terraces, two bedrooms and a bathroom. The second floor consists of an above-standard spacious living room with kitchenette and dining area, master bedroom with separate study, walk-in closet and en-suite bathroom, separate toilet and three terraces. The apartment is characterized by high quality materials and maximum emphasis on comfort. Standards include smart home system preparation, electric windows and blinds, security doors, air conditioning and underfloor heating. In addition, the apartment has a private elevator, which connects the living space with a private garage with three parking spaces. The price also includes a cellar space.

The location offers great access to the city center, just 10 minutes 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 offers many opportunities for leisure, the complex is located near the Zoological and Botanical Gardens and parks Divoká Šárka and Stromovka.

For complete information about the project and all available units do not hesitate to contact us.

Pod Havránkou 7/10  
17100 Praha 7 - Troja



**USPOŘÁDÁNÍ**
**LAYOUT**

**PENTHOUSE MAGNOLIA**

MEZONETOVÝ PENTHOUSE  
5 TERAS  
SOUKROMÝ VÝTAH  
SOUKROMÁ GARÁŽ

DUPLEX PENTHOUSE  
5 TERRACES  
PRIVATE ELEVATOR  
PRIVATE GARAGE

Budova	J2   MAGNOLIA
Byt č.	44b
Počet pater	2.NP, 3.NP
Podlahová plocha celkem	322 m <sup>2</sup>
Plocha teras	71 m <sup>2</sup>
Plocha soukromé garáže	120 m <sup>2</sup>
VŠECHNY PLOCHY CELKEM	541 m <sup>2</sup>

Building	J2   MAGNOLIA
Apartment No.	44b
No. of Floors	2nd, 3rd
Net Floor Area	322 m <sup>2</sup>
Terrace Area	71 m <sup>2</sup>
Private Garage Area	120 m <sup>2</sup>
ALL AREAS TOTAL	541 m <sup>2</sup>



These drawings are for reference only and are not for construction. Kitchen equipment, bathroom appliances, furniture and fixtures are not the subject of delivery.



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