



House Four-bedroom (5+1)

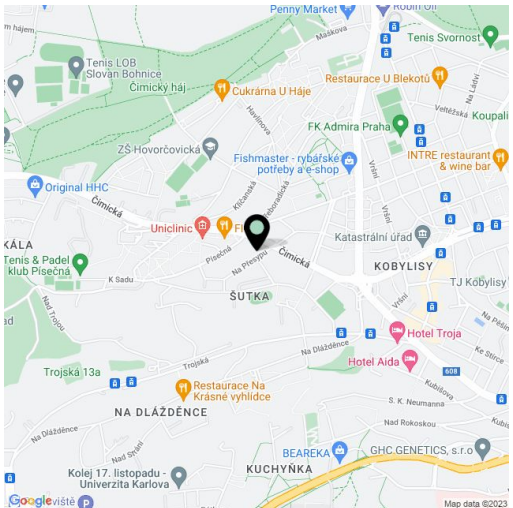
€ 1 699 717 | CZK 42 000 000

362 m², Prague 8, Troja, Na Přesypu



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Usable area	362 m²
Plot	920 m²
Foot print	128 m²
Garden	792 m²
Floor area	306 m²
Terrace	30 m²
Parking	Separate garage
Garage	26 m²
Cellar	-
Reference number	102860



This villa from the 1930s, surrounded by a large garden with fruit and conifer trees, is located on a one-way side street in a residential district with several unique Functionalist buildings in the upper part of Prague's Troja neighborhood, near the Kobylisy metro station, within quick reach of services and parks.

The ground floor consists of a living room with access to a **spacious northwest-facing terrace**, an elegant dining room, a kitchen, a study, a closet, and an entrance hall with a staircase leading to the first floor. There are 2 bedrooms, 2 bathrooms (with showers) and a **dressing room**. The basement with a bathroom (bathtub, toilet, and bidet) and a preparation for a possible kitchen has a separate entrance, which offers the possibility of creating a barrier-free separate apartment or office.

The villa was built according to the designs of the architect Václav Vlk in 1936–38. It was renovated in 2010, and a terrace was added in 2020. Facilities include **wooden Euro-windows** with **electrically controlled exterior window blinds** and original oak parquet floors. The interior doors are beautiful replicas of the original ones, and the **original staircase** has also been refurbished. The kitchen has Whirlpool appliances and a Technistone worktop; the interiors are decorated with **Murano lamps**. The house is heated by a Baxi gas boiler supplemented by a **wood-burning fireplace** in the living room. Security is ensured by a **Jablotron** camera and alarm system, while parking is provided in a **separate garage**. The landscaped garden is surrounded by a **hedge**.

A nice area on a **southeastern slope above the Vltava River**, in the immediate vicinity of a kindergarten and elementary school, less than 500 m from the Kobylisy metro, tram, and bus stop. There is a grocery store, a pharmacy, a restaurant, an aqua park, and a swimming pool nearby, and there is a farmer's market near the metro station. The surrounding green areas—**Čimický háj** and the vast **nature park Drahaň-Troja** or the nearby **botanical garden**—are perfect places to spend your free time in nature.

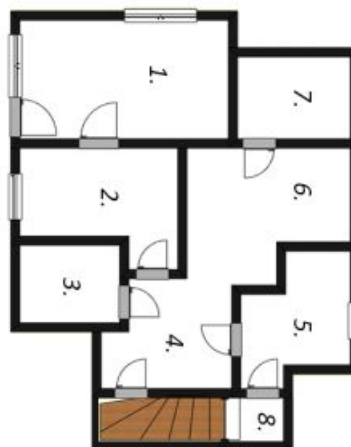
Usable area approx. 362 m² (of which interior 306 m², terrace 30 m², garage 26 m²), built-up area 128 m², garden 792 m², plot 920 m².



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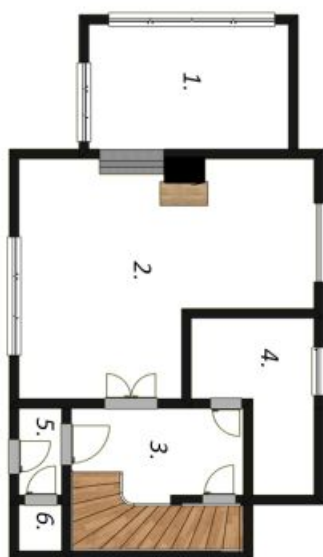
- SUTERÉN**
- 1. - Pokoj
 - 2. - Pracovna
 - 3. - Šatna
 - 4. - Chodba
 - 5. - Koupelna
 - 6. - Prádelna
 - 7. - Technická místnost
 - 8. - Komora



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- 1NP
- 1. - Zimní zahrada
 - 2. - Obývací pokoj
 - 3. - Chodba
 - 4. - Kuchyně
 - 5. - Zádveří
 - 6. - Botník





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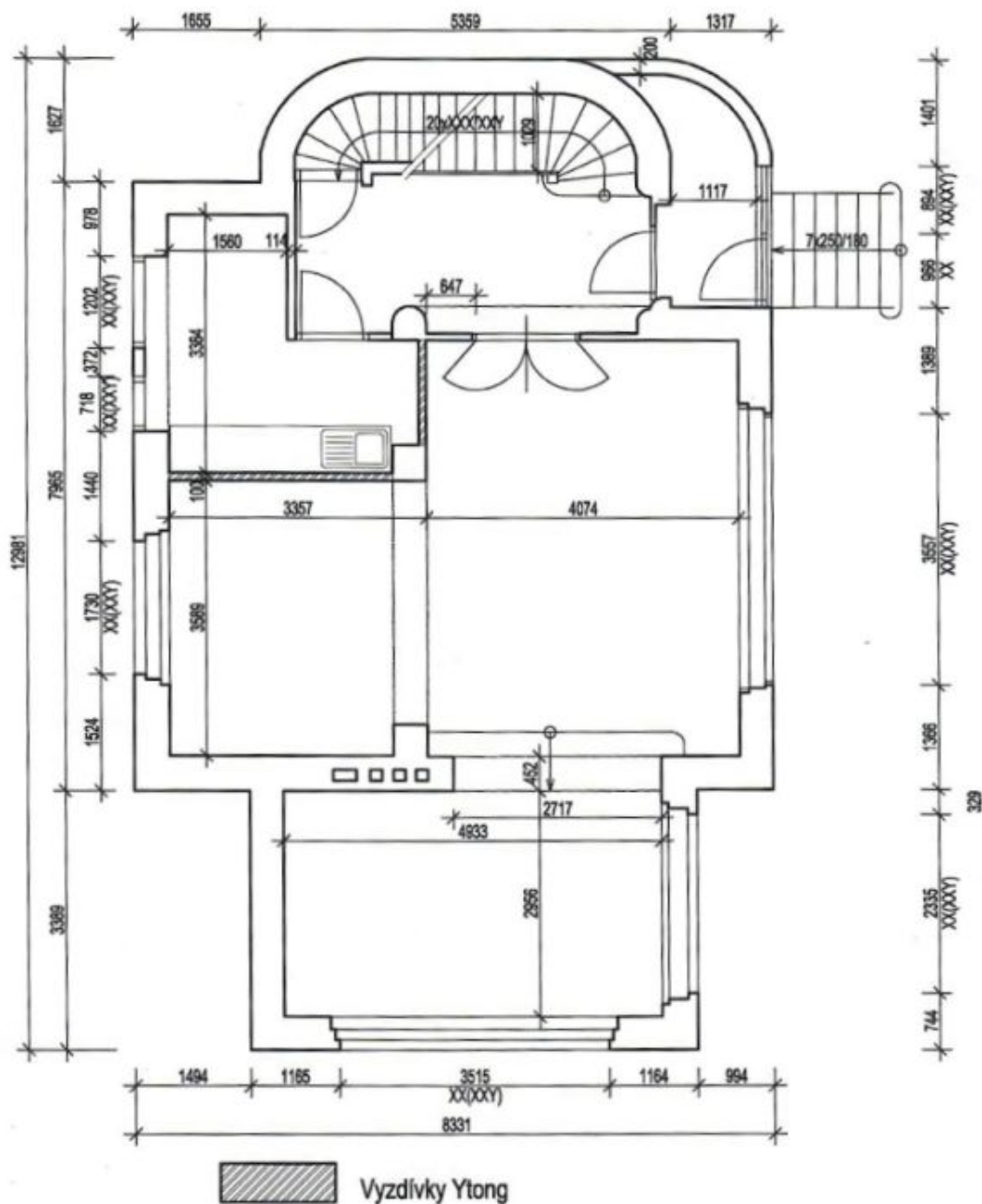
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