



## Apartment Four-bedroom (5+kk)

Ask for price

251 m<sup>2</sup>, Prague 7, Troja





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|                  |                    |
|------------------|--------------------|
| Total area       | 302 m <sup>2</sup> |
| Floor area*      | 251 m <sup>2</sup> |
| Terrace          | 51 m <sup>2</sup>  |
| Parking          | Garage parking.    |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | B                  |
| Reference number | 38312              |

\* 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.

This glazed duplex penthouse in a state of shell & core is part of a premium residential project. Created in a unique and tranquil location next to Troja Castle and the vineyards of the botanical garden, the penthouse offers 4 terraces, a private elevator, a private garage for 3 cars, safety that is guaranteed by a reception and security, proximity to natural monuments, and easy access to all services.

The well-thought-out layout divides the penthouse into a social and a private zone. The social part is located on the 2nd floor and includes a more than **70-meter living area** with a preparation for an open plan kitchen, a dining room, and **two terraces**—a shady north one and a sunny south one. There is also a closet, a toilet, and an entrance hall accessible from the staircase and elevator. The private part on the 1st floor consists of a master bedroom with an en-suite bathroom, a walk-in dressing room, and a **west-facing terrace** that can also be entered from the second bedroom. The third bedroom has its own **terrace**. This level also includes a study, a bathroom with a toilet, and a large hall. The price includes a cellar storage unit and **3 garage parking spaces**.

The current state allows future owners to choose the final standards and interior equipment according to their own ideas. A pleasant indoor area is ensured by electrically operated aluminum windows with insulated double-glazed panes and outdoor shading. Secure and fire safety entrance doors. Heating is provided by a central boiler room.

The gated residential complex is surrounded by **landscaped greenery** and boasts a 24-hour reception and security guard. It is located on a quiet street that leads to the new **Trojská lavka footbridge**, only a short walk from the entrance to the botanical and zoological gardens, the Troja castle, and **Stromovka Park**. There is a grocery store in the immediate vicinity; the residence will include a restaurant. There is a popular eco-school right next door. An elementary and a private high school are within walking distance. Perfect accessibility by car is ensured by the nearby entrance to the Blanka tunnel network; the Nádraží Holešovice metro station is a few minutes away by bus. It is possible to get to the city center by bike along a **comfortable bike trail** that bypasses all main roads.

Floor area 251 m<sup>2</sup>, terraces 51 m<sup>2</sup>, garage 98 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time **video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.





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