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608 m², Prague 7, Troja, Na Salabce

Foot print 400 m Garden 720 m Floor area 400 m Balcony 32 m Terrace 127 m Parking Yes Garage 49 m Cellar E	Total area	608 m²
Garden 720 m Floor area 400 m Balcony 32 m Terrace 127 m Parking Yes Garage 49 m Cellar PENB	Plot	940 m²
Floor area 400 m Balcony 32 m Terrace 127 m Parking Yes Garage 49 m Cellar PENB 5	Foot print	400 m²
Balcony 32 m Terrace 127 m Parking Yes Garage 49 m Cellar PENB 5	Garden	720 m²
Terrace 127 m Parking Yes Garage 49 m Cellar PENB	Floor area	400 m²
Parking Yes Garage 49 m Cellar PENB	Balcony	32 m²
Garage 49 m Cellar PENB	Terrace	127 m²
Cellar PENB	Parking	Yes
PENB E	Garage	49 m²
	Cellar	-
Reference number 102933	PENB	В
	Reference number	102933



This newly completed designer minimalist villa meets all the requirements of luxury living. The villa perfectly connects the first-class equipped lighted interior with the greenery of the garden. It is set on a completely quiet side street that serves mostly residents. This excellent place is located in Prague 7 - Troja, between a vineyard, a botanical garden and a zoo.

The ground floor consists of a living room with glass walls serving as a natural connection to the garden. A spacious kitchen adjoins the living room, a pantry, a generously sized dressing room, a separate toilet, a utility room, and an entrance hall. On the 1st floor are 3 bedrooms with en-suite bathrooms, a private dressing room, and access to a covered terrace, a fourth bedroom, and a central bathroom. The 2nd floor includes an open plan studio with a spectacular south-facing terrace, sauna, and a preparation for a built-in bar. The terrace offers beautiful views of the city, including Prague Castle, and all floors are accessible by elevator.

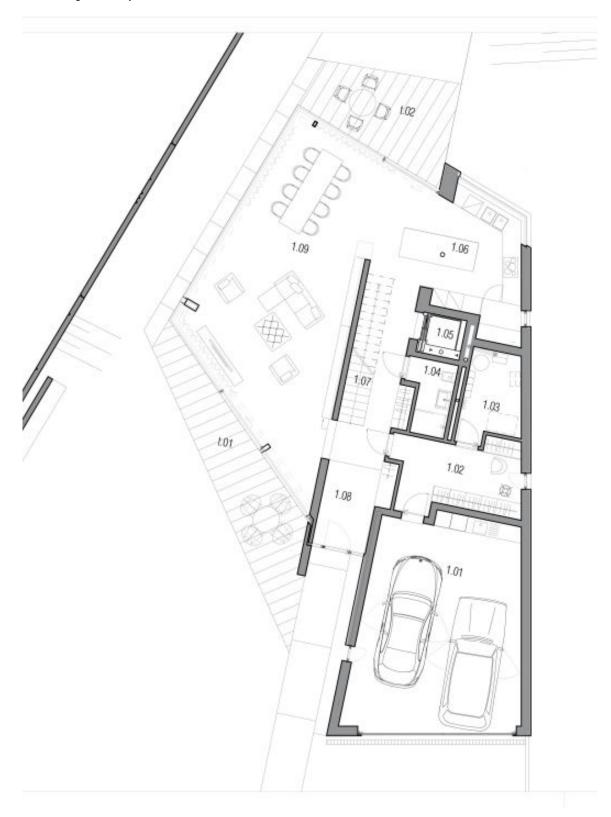
The house, approved in September 2023, was designed by a renowned architectural studio. Floors are wooden, the large floor-to-ceiling windows have built-in curtain rails, the rooms are decorated with designer lamps, the bathrooms are decorated in marble, and the built-in wardrobes offer plenty of storage space. Facilities include photovoltaic panels, air-conditioning, a smart home system, and a preparation for a heat pump. The kitchen is equipped with a Technistone worktop and Miele appliances. The professionally established garden providing welcome privacy is maintained by automatic irrigation connected to a retention tank. The garden has a preparation for an outdoor kitchen and a swimming pool. Parking for 2-3 cars is provided in the garage with direct access to the house.

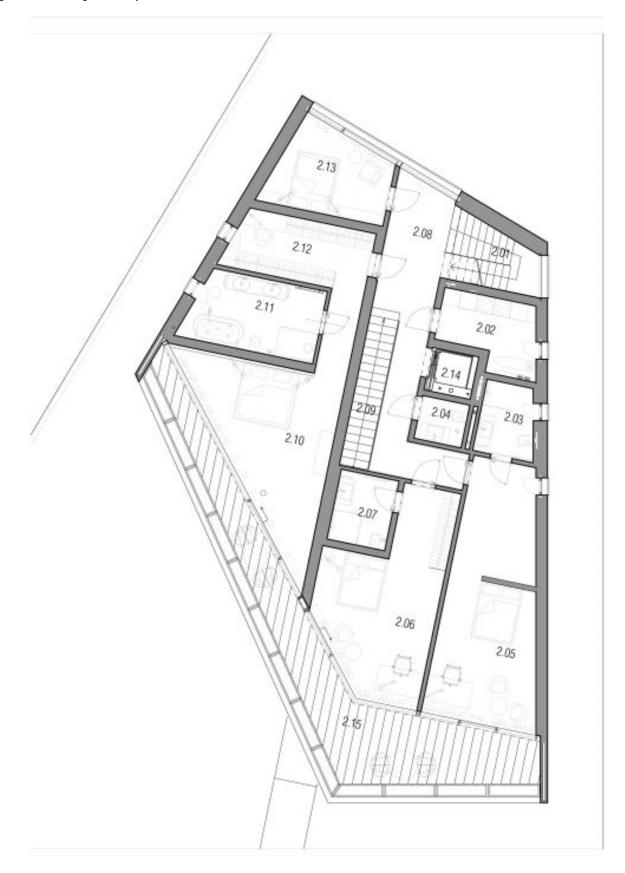
A completely **unique place** in the vicinity of a wineyard and several **nature parks**, yet only a few minutes by car or public transport from the **city center**. In the immediate vicinity is a tennis hall, a renowned restaurant, entrances to the botanical and zoological gardens, as well as a popular **cycling and inline trail along the VItava River**. A kindergarten and elementary school as well as a high school are within a short driving distance, and a shopping center is a 3-minute drive away.

Usable area 608.09 m^2 (of which interior 400 m^2 , terraces 126.92 m^2 , balcony 32.17 m^2 , garage 49 m^2), built-up area 220 m^2 , garden 720 m^2 , plot 940 m^2 .



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