



## House Five-bedroom (6+kk)

Ask for price

608 m<sup>2</sup>, Prague 7, Troja, Na Salabce





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Usable area	608 m <sup>2</sup>
Plot	940 m <sup>2</sup>
Foot print	400 m <sup>2</sup>
Garden	720 m <sup>2</sup>
Floor area	400 m <sup>2</sup>
Balcony	32 m <sup>2</sup>
Terrace	127 m <sup>2</sup>
Parking	Yes
Garage	49 m <sup>2</sup>
Cellar	-
PENB	B
Reference number	102933

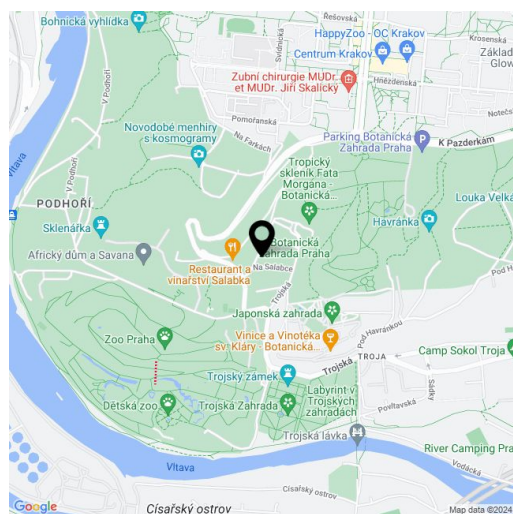
This newly completed designer minimalist villa meets all the requirements of luxury living. The villa perfectly connects the first-class equipped lighted interior with the greenery of the garden. It is set on a completely quiet side street that serves mostly residents. This excellent place is located 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 vineyard 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 Vltava 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<sup>2</sup> (of which interior 400 m<sup>2</sup>, terraces 126.92 m<sup>2</sup>, balcony 32.17 m<sup>2</sup>, garage 49 m<sup>2</sup>), built-up area 220 m<sup>2</sup>, garden 720 m<sup>2</sup>, plot 940 m<sup>2</sup>.

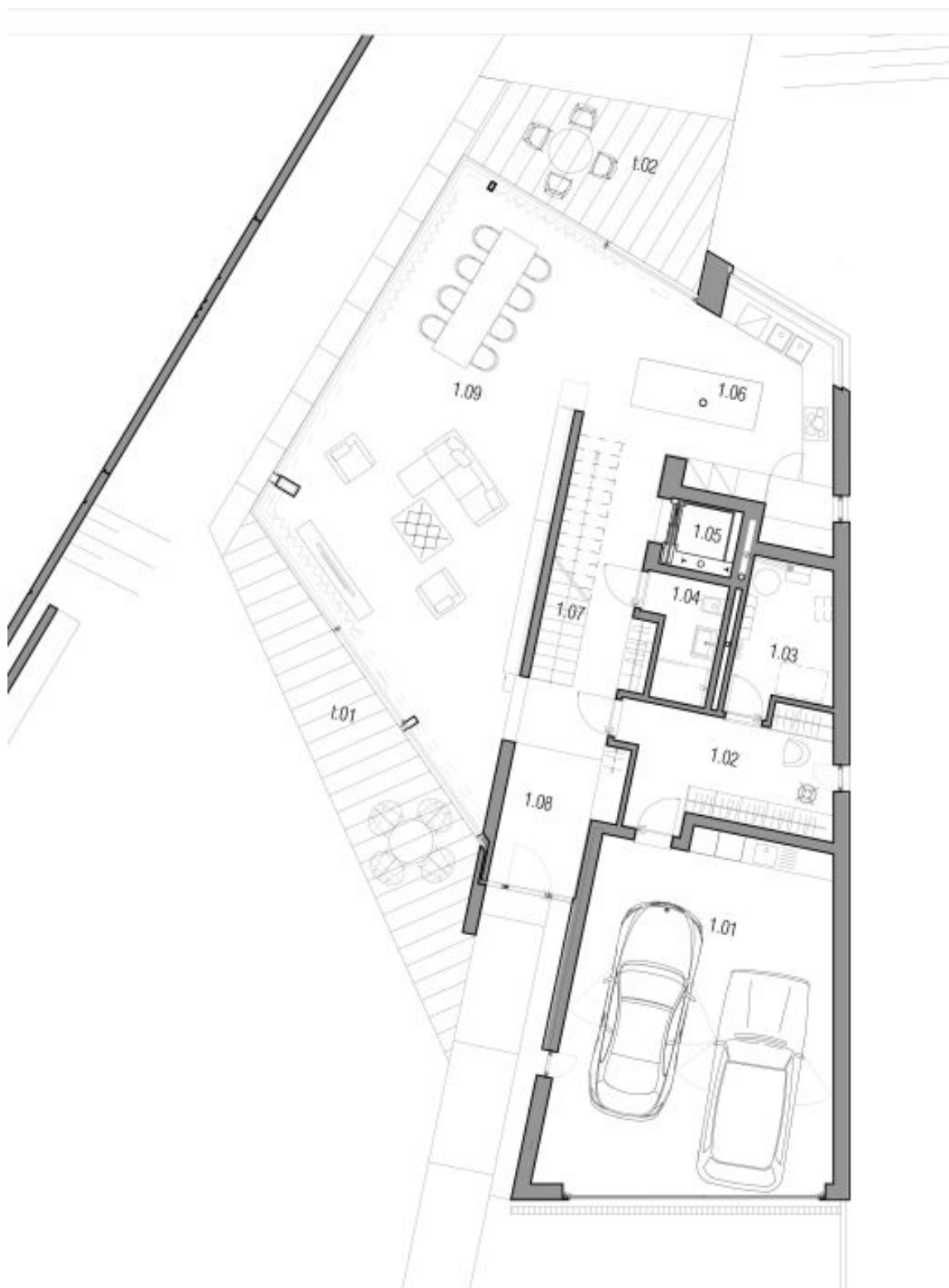




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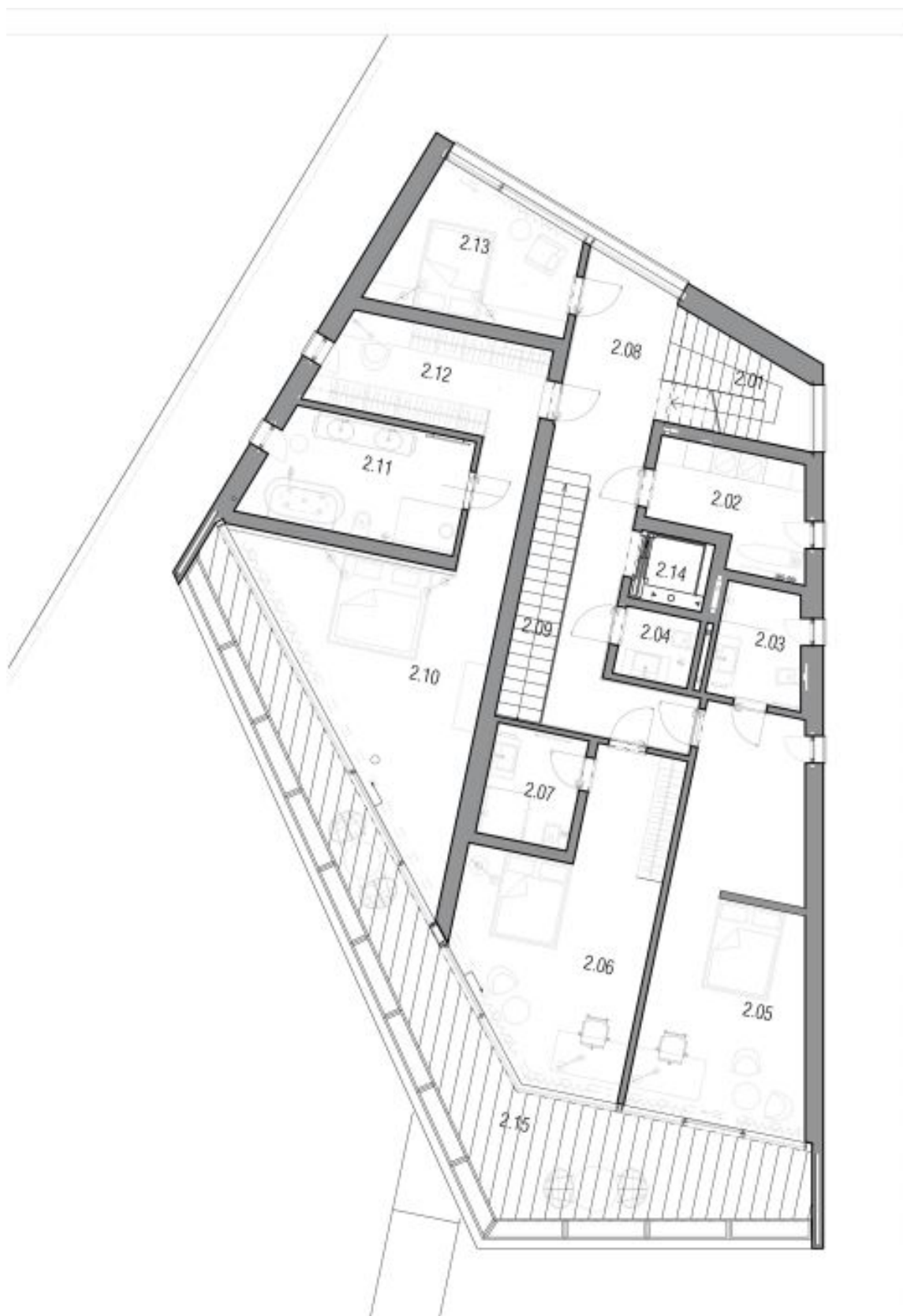




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