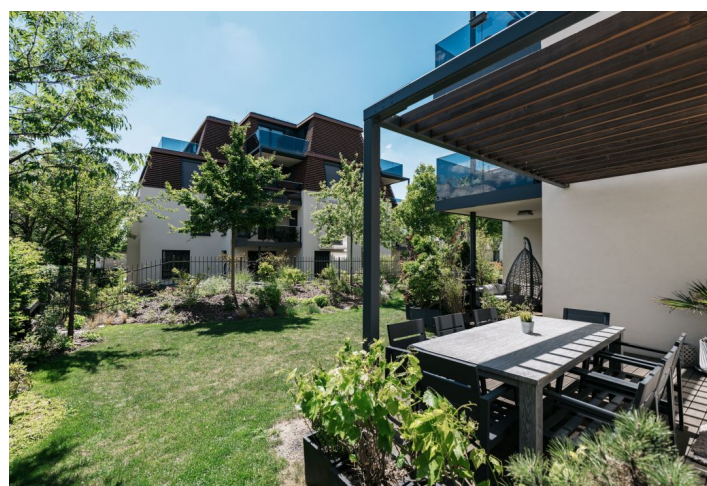
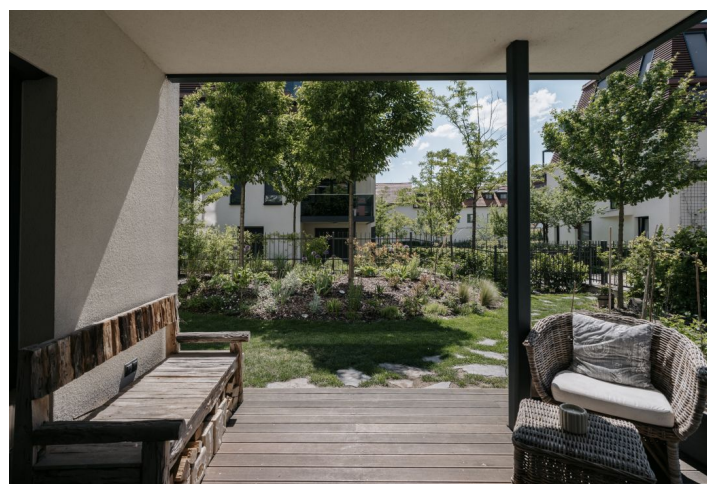




Apartment Four-bedroom (5+kk)

232.8 m², Prague 7, Troja, Pod Havránkou

€ 1 905 140 | CZK 48 000 000





Apartment Four-bedroom (5+kk)

€ 1 905 140 | CZK 48 000 000

232.8 m², Prague 7, Troja, Pod Havránkou

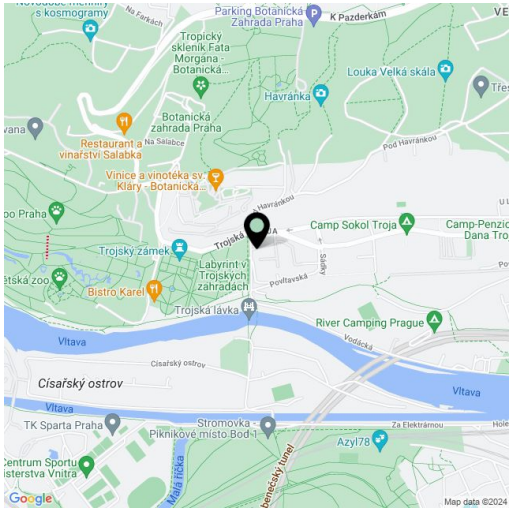
Total area	278 m²
Floor area*	233 m²
Terrace	45 m²
Front garden	599 m²
Parking	2 garage parking spaces
Garage	Yes
Cellar	22 m²
Service price	22 774 CZK monthly
PENB	B
Reference number	104883

This above-standard air-conditioned apartment, which will amaze viewers not only due to its size, but also amazing garden and interior designed down to the last detail, is part of the exclusive Chateau Troja residence located in a quiet place right next to the garden of the Troja Castle. Thanks to the interior area of over two hundred meters, a six-hundred-meter garden, 2 garage spaces and 2 large cellars, the apartment's parameters are comparable to a family house.

The central point for family and friendly gatherings is the **70-meter living room** with an open plan kitchen and dining area, which has access to the **southwest-facing garden terrace** suitable for **outdoor dining**. The private zone consists of a master bedroom (now used as a multifunctional room), with a comfortable en-suite bathroom and the possibility of creating spacious walk-in wardrobes, and 3 other bedrooms with their own en-suite bathrooms. The layout is completed by a spacious hall with storage space, a closet with a connection for a washing machine, and a separate toilet. Most rooms have access to one of the **terraces** and the **garden**.

The residence was completed in 2019. The top standard facilities include **oak floors, air-conditioning** and **aluminum windows** with triple glazing and **exterior security blinds**. The kitchen, in a combination of concrete coverage, wood, and slate, designed by a renowned studio, is equipped with high-end **Miele** appliances (convection oven and steam oven, microwave oven, refrigerator, wine fridge and a second, smaller **Liebherr** wine cabinet). The apartment also offers **brand-name light fixtures** including **hand-blown Italian chandeliers** and a built-in **sound system** in the living room with the possibility of expansion to other rooms. **The Grohe Pure Blue** system allows you to pour sparkling water directly from the tap. A **wood-burning fireplace** seamlessly connects to the kitchen, and custom built-in furniture provides plenty of storage space. The sanitary ware is by the Grohe, Laufen, and Geberit brands, the bathrooms have floor heating and heated towel rails, the apartment is heated by a central boiler. Facilities include a preparation for sensors for the security system and a preparation for a hot tub and pool in the garden. The apartment has **2 garage spaces** and **2 cellars**, and a **reception** is available to residents.

The location on the site of a former fishing settlement allows you to live by the **bike path along the Vltava River** through which you can get to the **botanical and zoological gardens** or Stromovka Park in no time. Nearby, there is a grocery store, a private kindergarten, an elementary and **secondary school**, a restaurant, and a post office. By bus it is possible to reach the Nádraží Holešovice metro station in just a short time, and by car you can easily enter the



* 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.



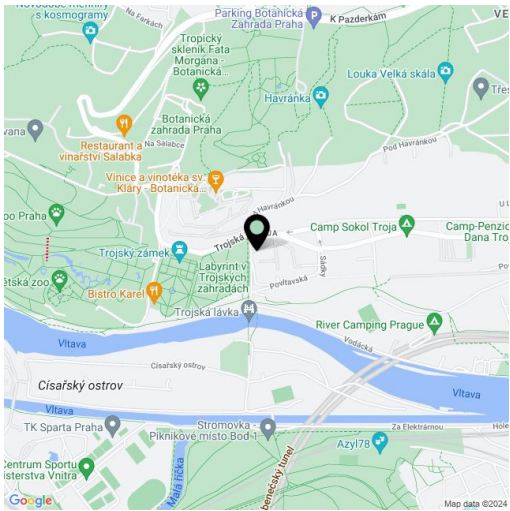
Apartment Four-bedroom (5+kk)

€ 1 905 140 | CZK 48 000 000

232.8 m², Prague 7, Troja, Pod Havránkou

Total area	278 m²
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Service price	22 774 CZK monthly
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Reference number	104883

Bubeneč Tunnel or get on the highway.
Floor area 232.8 m², terraces 45.3 m², front garden 599 m², cellars 6 + 16 m².



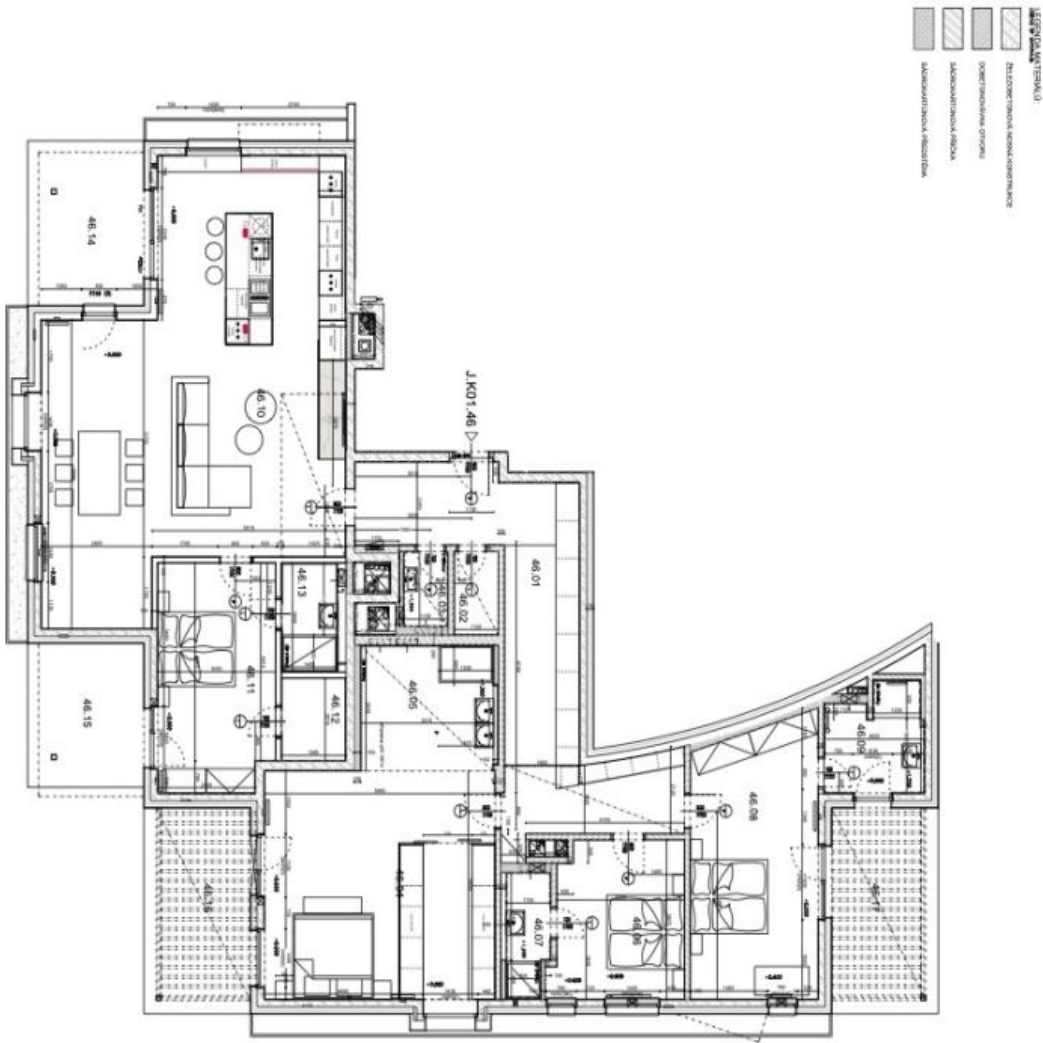
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Apartment Four-bedroom (5+kk)

€ 1 905 140 | CZK 48 000 000

232.8 m², Prague 7, Troja, Pod Havránkou



LEGENDA (APARTMENT)									
PROSTOR	POVRCH	POVRCH	POVRCH	POVRCH	POVRCH	POVRCH	POVRCH	POVRCH	POVRCH
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