



## House Four-bedroom (5+1)

Rented

628 m<sup>2</sup>, Praha 7, Troja, Nad Kazankou





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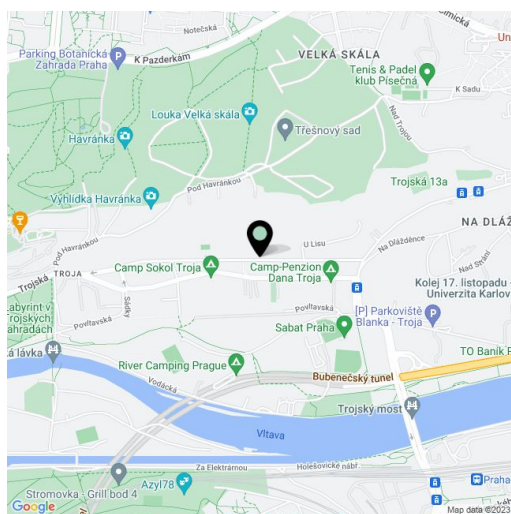
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Total area	628 m <sup>2</sup>
Plot	1 388 m <sup>2</sup>
Foot print	328 m <sup>2</sup>
Garden	1 060 m <sup>2</sup>
Floor area	479 m <sup>2</sup>
Terrace	149 m <sup>2</sup>
Parking	Three garages.
Garage	Yes
Cellar	-
PENB	G
Reference number	12546
Available from	Immediately

Boasting an indoor swimming pool and a sauna, this meticulously refurbished partly furnished 4-bedroom 4-bathroom high standard modern villa with a terraced garden is set in a sloping terrain in a quiet residential neighbourhood of Troja. Located in close vicinity of the Prague ZOO, Troja Chateau, Botanical Gardens, the Vltava river and Stromovka, the largest park in Prague. Good access to the city centre, regular bus connections to metro and tram links, convenient access to the Czech-German school (Thomas Man Gymnasium).

The villa is laid out on four levels, with four terraces. Ground floor (regular entrance): **billiard room with a fireplace, wellness zone with a solar-panel heated swimming pool**, sauna and a shower, large entrance hall with walk-in cloak room, storage room, laundry room, utility room and guest toilet. First floor: large open-plan living/dining room and a fully equipped kitchen with a pantry, storage room and a bathroom with a separate shower. A bedroom with an en-suite bathroom and a balcony is also located on the first floor. Second floor: master bedroom with a walk-in closet and a bathroom (bath tub and shower), large conservatory. Garden floor: two bedrooms with separate entrance, bathroom with a shower, storage.

High quality materials and finishes, solid wooden floors, built-in wardrobes, air-conditioning, solar panels, automatic irrigation system, video entry phone, alarm system, wine cellar. Three garages. Can be fully furnished. Utilities approximately CZK 10,000 per month.

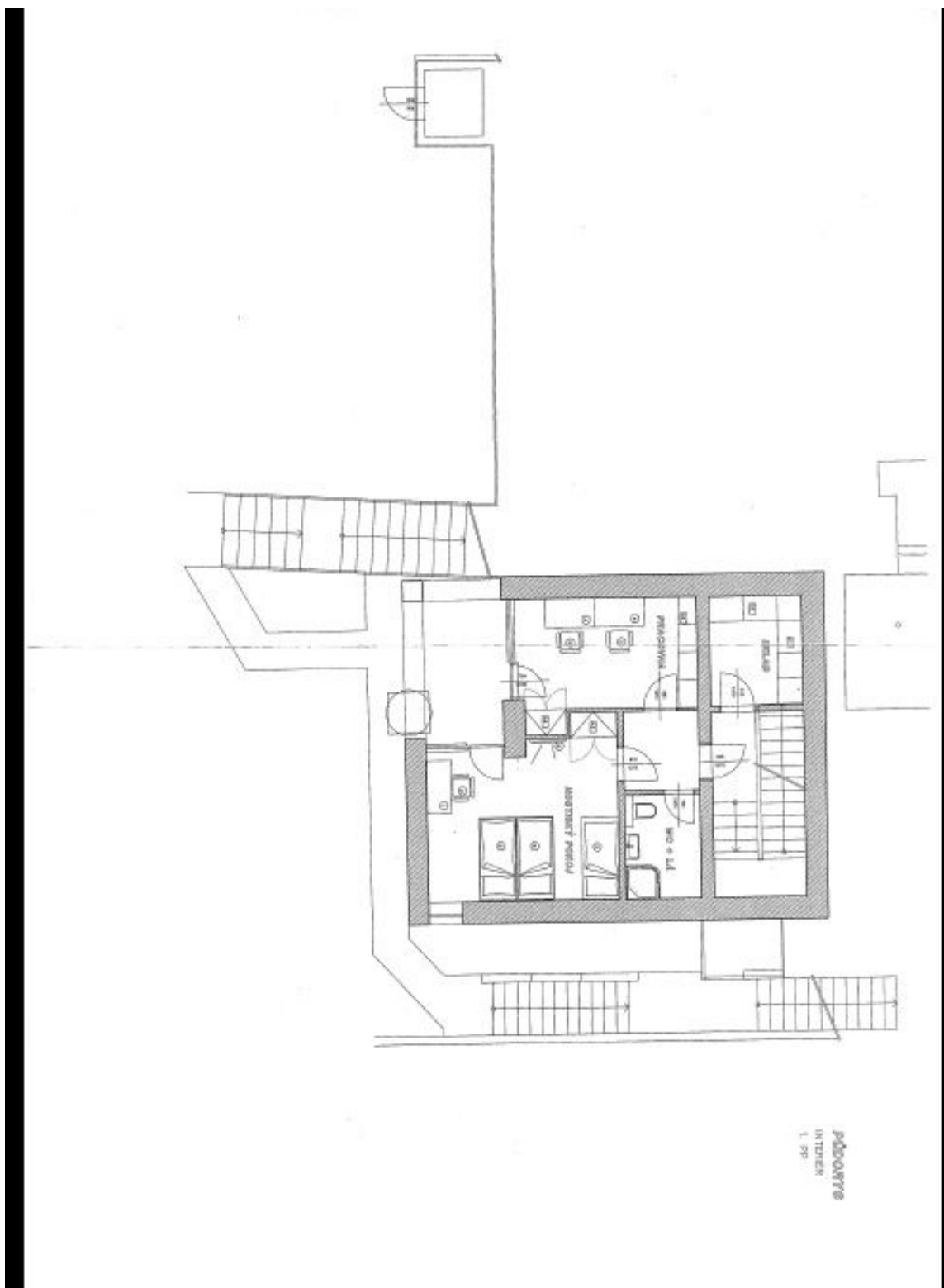




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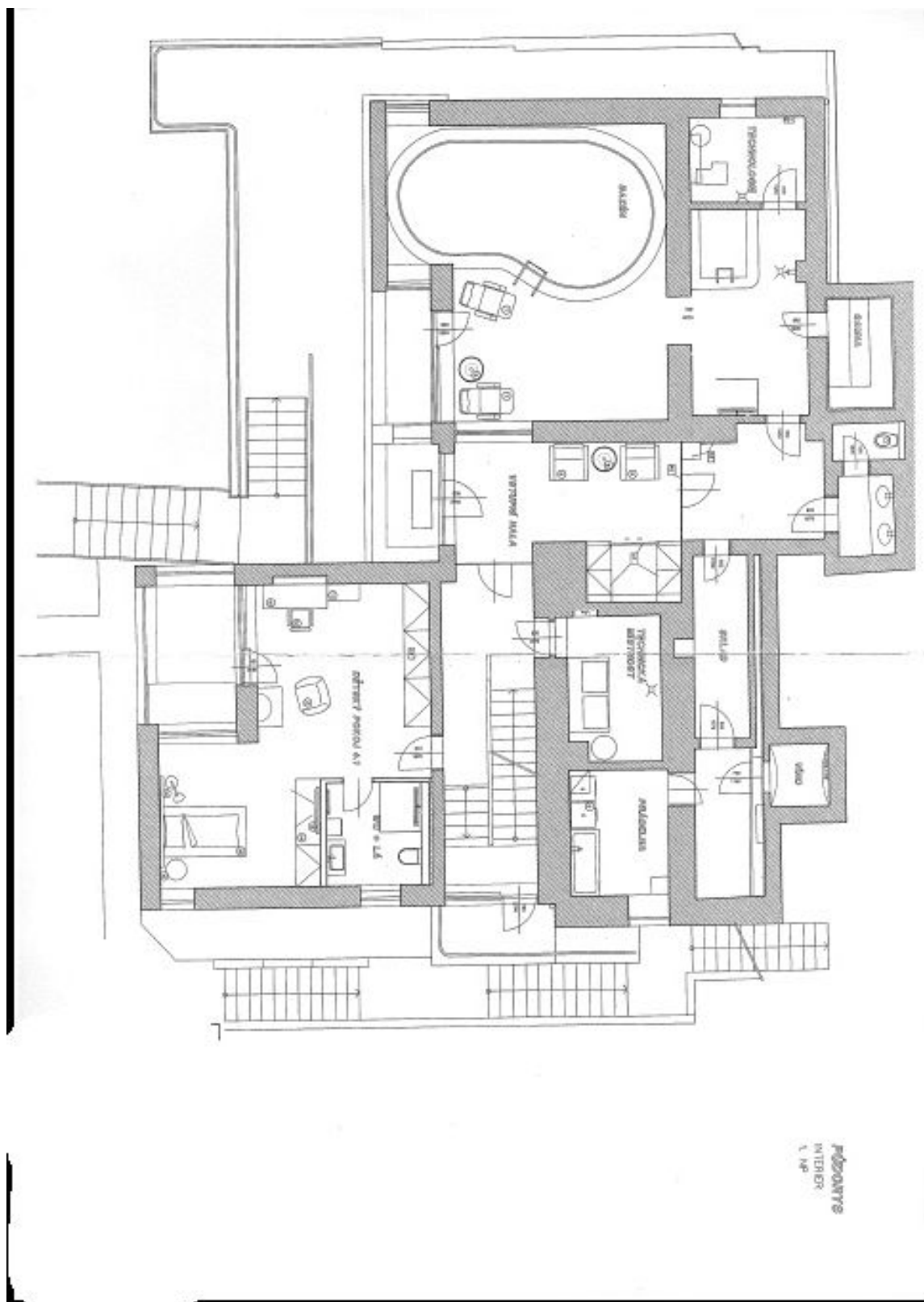




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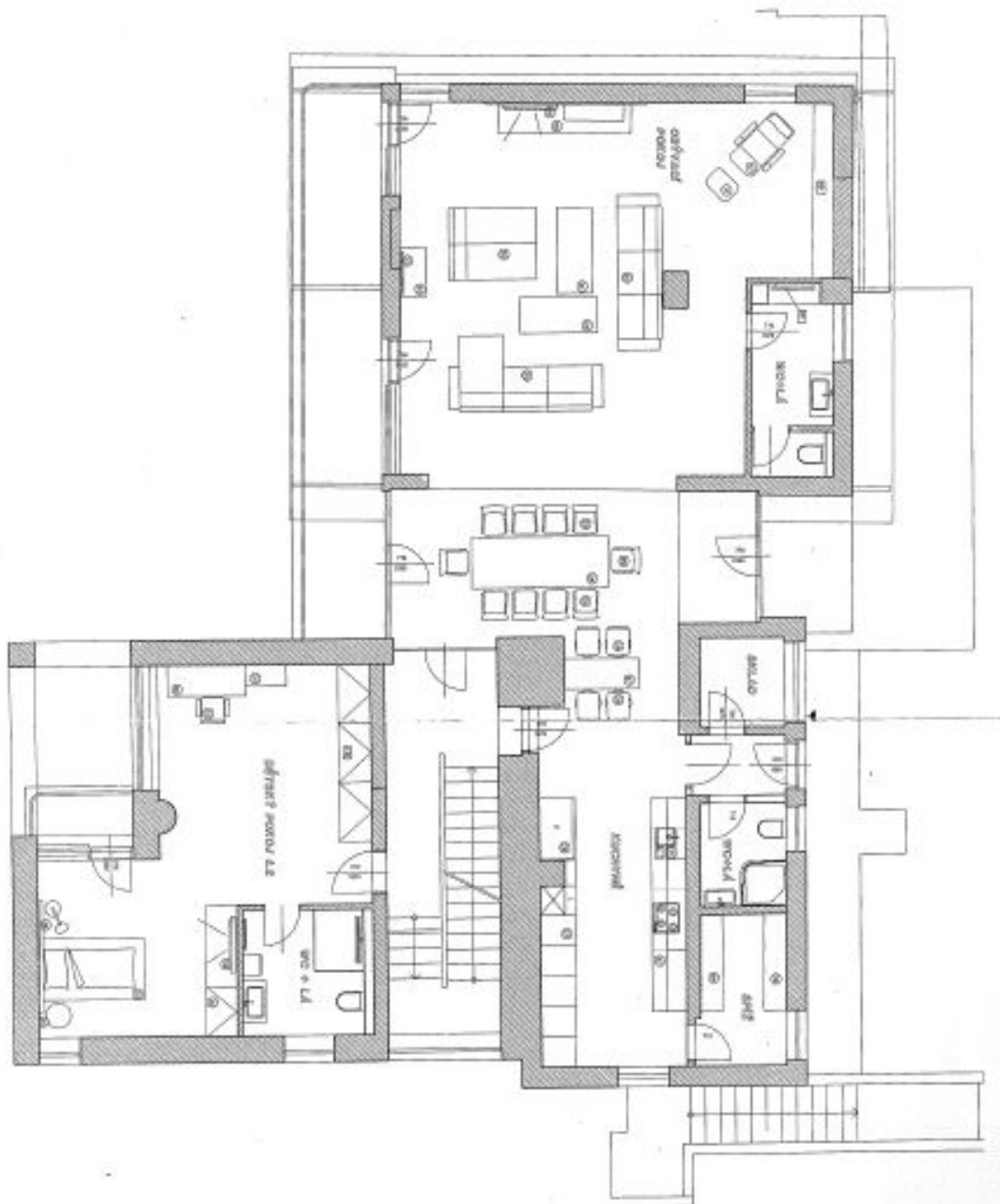
PROJEKT  
INTERIÉR  
1. NP



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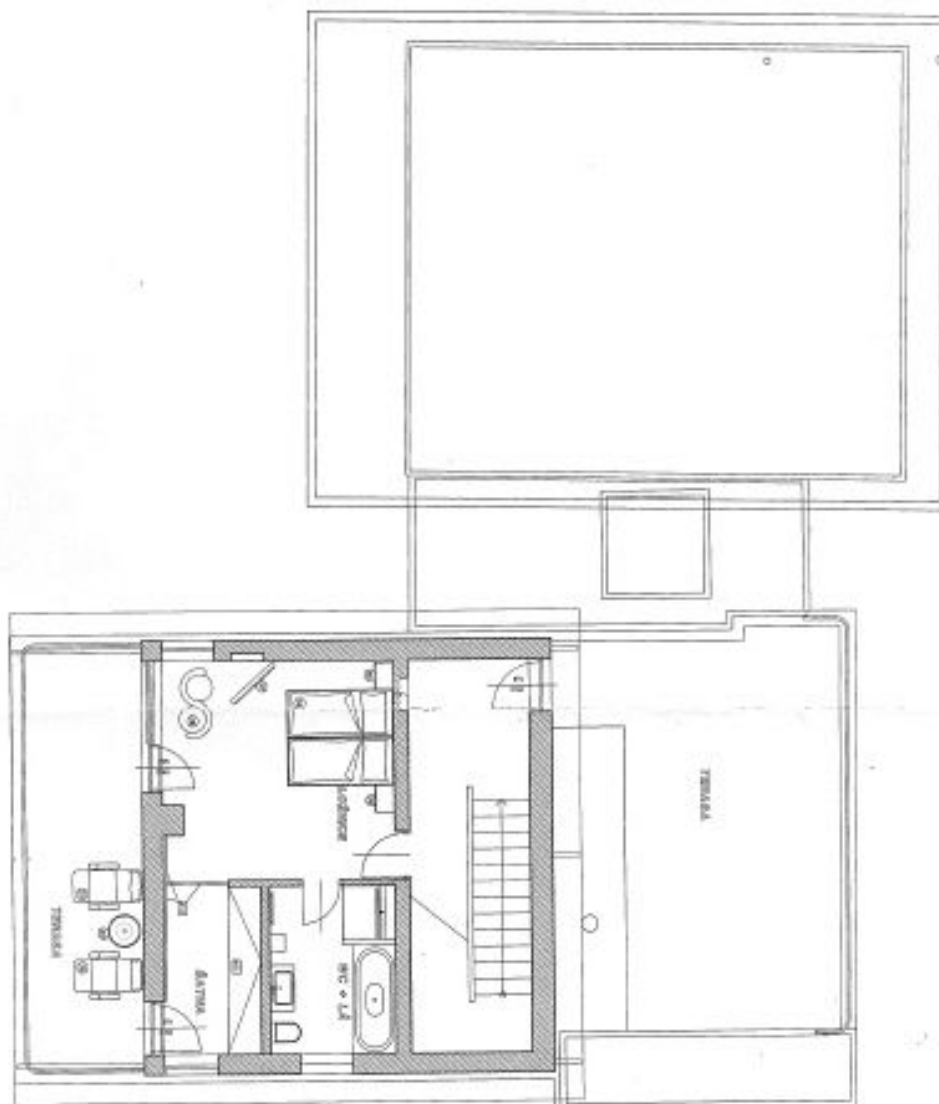
ADONIS  
INTERER  
2 NP



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PROJEKT  
INTERIER  
S. AP.