



## House Six-bedroom (7+1)

325 m<sup>2</sup>, Prague 7, Troja, Trojská

Ask for price





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Plot	471 m <sup>2</sup>
Foot print	116 m <sup>2</sup>
Garden	355 m <sup>2</sup>
Parking	2 outdoor parking spaces
Cellar	-
PENB	B
Reference number	21825

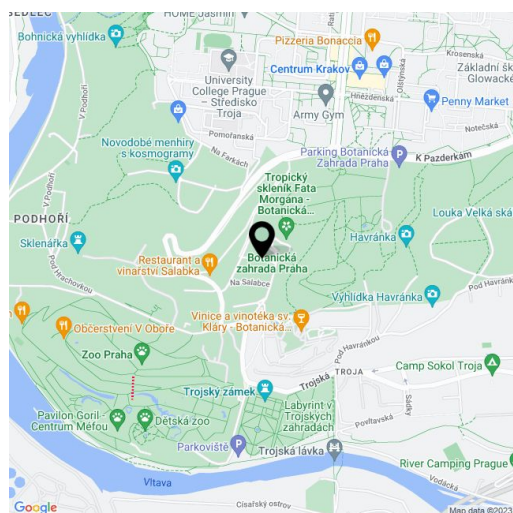
**Low-energy Functionalist style villa with views of Prague Castle, located on a quiet street with entrance for residents only, in a green area in the direct vicinity of the Botanical Garden (complete with the Fata Morgana glasshouse), vine Svaté Kláry vineyard and the Salabka residence. This house is offered in the state of "white walls" and is available to use also as two separate housing units thanks to a well designed layout. Building approval issued.**

The partially sunken basement of the villa features a large study / playroom with access to the garden. The ground floor consists of a living room with a kitchen, dining room and terrace, separate toilet, closet, and an entrance hall. On the first floor is the master bedroom with en-suite walk-in closet and bathroom, two children's bedrooms, a shared bathroom and laundry / drying room; the 2nd floor features a sunny gallery and a **large rooftop terrace with spectacular panoramic views of the city and Prague Castle.**

The villa has several terraces, a spacious gallery and beautiful garden. It is equipped with **air-conditioning, aluminum windows** with triple glazing and exterior aluminum blinds, underfloor heating and plasters.

Within a few minutes' drive you can find an elementary school, kindergarten, the Prague ZOO, tennis courts, and the Šutka water park. The nearest bus stop with connections to the Nádraží Holešovice metro station is 3 minutes from the house on foot.

Usable area 325 m<sup>2</sup>, built-up area 116 m<sup>2</sup>, garden 355 m<sup>2</sup>, plot 471 m<sup>2</sup>.





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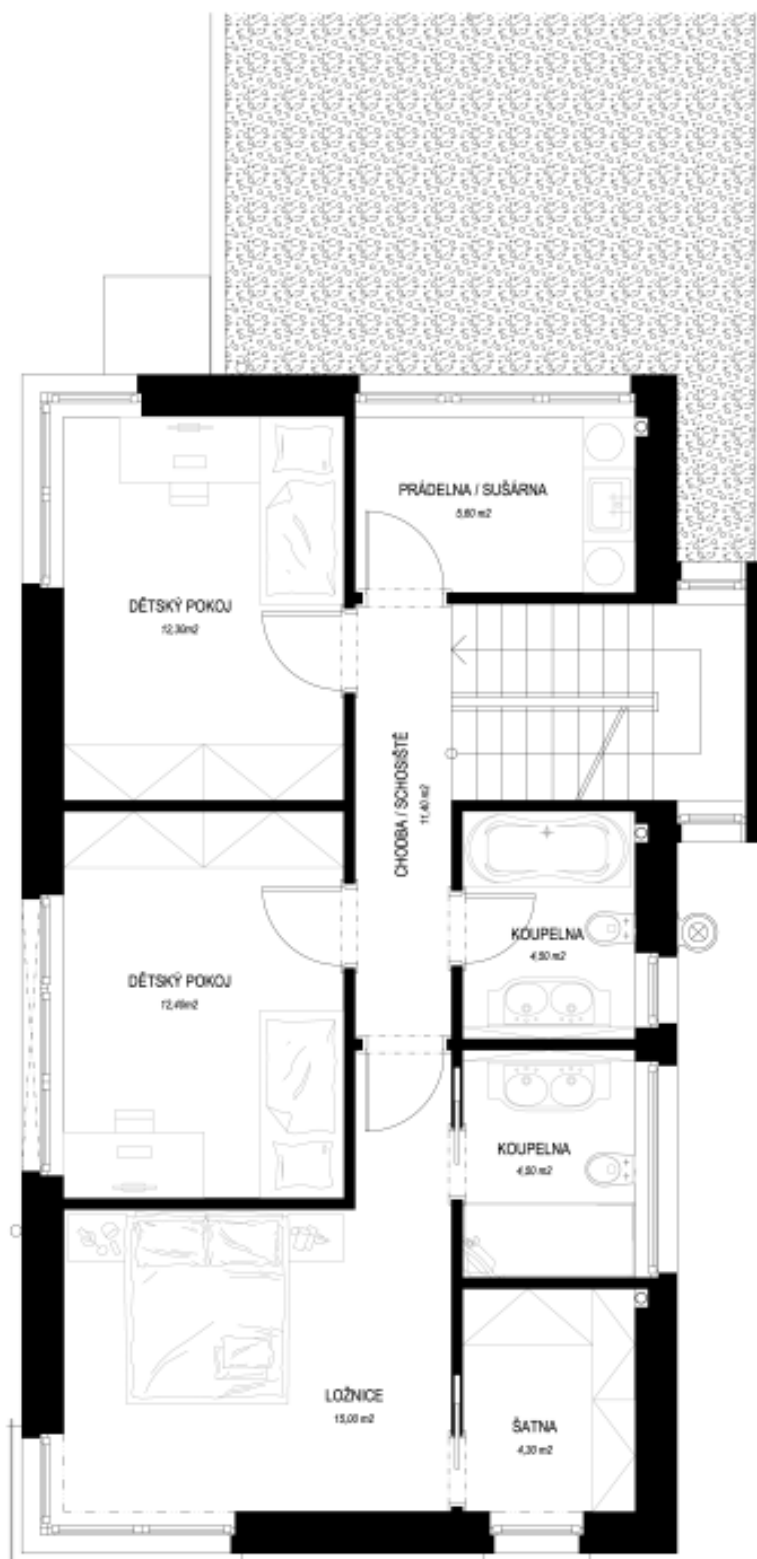




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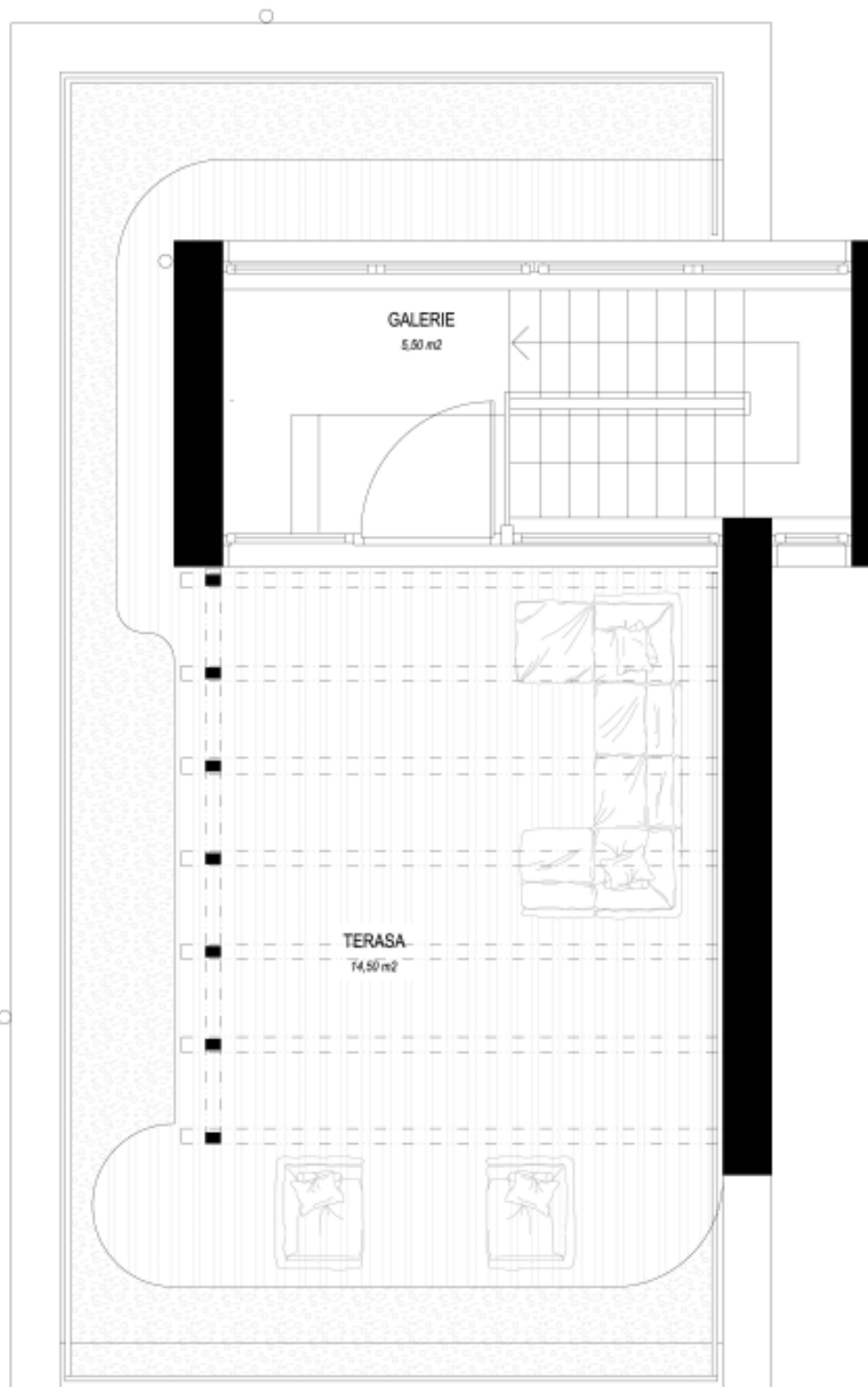




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