## Apartment Four-bedroom (5+kk)

Ask for price

251 m², Prague 7, Troja











Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com **Prague** +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 14. 03. 2025, 06:21

## Apartment Four-bedroom (5+kk)

251 m², Prague 7, Troja

302 m²
251 m²
51 m²
Garage parking.
Yes
Yes
В
38312

\* 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.

This glazed duplex penthouse in a state of shell & core is part of a premium residential project. Created in a unique and tranquil location next to Troja Castle and the vineyards of the botanical garden, the penthouse offers 4 terraces, a private elevator, a private garage for 3 cars, safety that is guaranteed by a reception and security, proximity to natural monuments, and easy access to all services.

The well-thought-out layout divides the penthouse into a social and a private zone. The social part is located on the 2nd floor and includes a more than **70-meter living area** with a preparation for an open plan kitchen, a dining room, and **two terraces**—a shady north one and a sunny south one. There is also a closet, a toilet, and an entrance hall accessible from the staircase and elevator. The private part on the 1st floor consists of a master bedroom with an en-suite bathroom, a walk-in dressing room, and **a west-facing terrace** that can also be entered from the second bedroom. The third bedroom has its own **terrace**. This level also includes a study, a bathroom with a toilet, and a large hall. The price includes a cellar storage unit and **3 garage parking spaces**.

The current state allows future owners to choose the final standards and interior equipment according to their own ideas. A pleasant indoor area is ensured by electrically operated aluminum windows with insulated doubleglazed panes and outdoor shading. Secure and fire safety entrance doors. Heating is provided by a central boiler room.

The gated residential complex is surrounded by **landscaped greenery** and boasts a 24-hour reception and security guard. It is located on a quiet street that leads to the new **Trojská lavka footbridge**, only a short walk from the entrance to the botanical and zoological gardens, the Troja castle, and **Stromovka Park**. There is a grocery store in the immediate vicinity; the residence will include a restaurant. There is a popular eco-school right next door. An elementary and a private high school are within walking distance. Perfect accessibility by car is ensured by the nearby entrance to the Blanka tunnel network; the Nádraží Holešovice metro station is a few minutes away by bus. It is possible to get to the city center by bike along a **comfortable bike trail** that bypasses all main roads.

Floor area 251 m², terraces 51 m², garage 98 m².

In addition to regular property viewings, we also offer real-time **video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

Ask for price

Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com Prague +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238

**Bratislava** +421 948 939 938 **PDF created** 14. 03. 2025, 06:21

## Apartment Four-bedroom (5+kk)

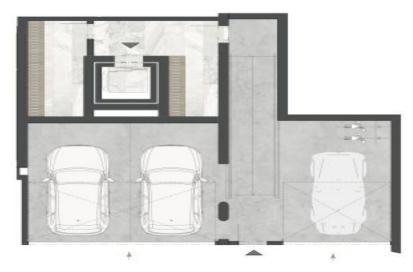
## Ask for price

2.NP 2ND FLOOR

251 m², Prague 7, Troja







Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com Prague +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 14. 03. 2025, 06:21