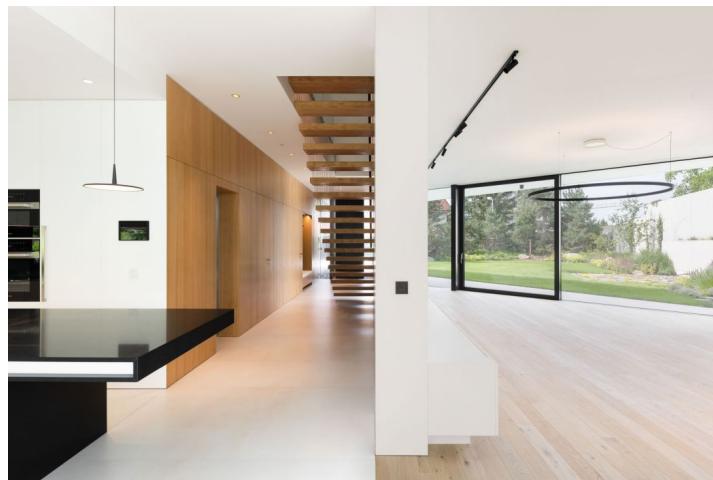




House Five-bedroom (6+kk)

608 m², Prague 7, Troja, Na Salabce

Ask for price

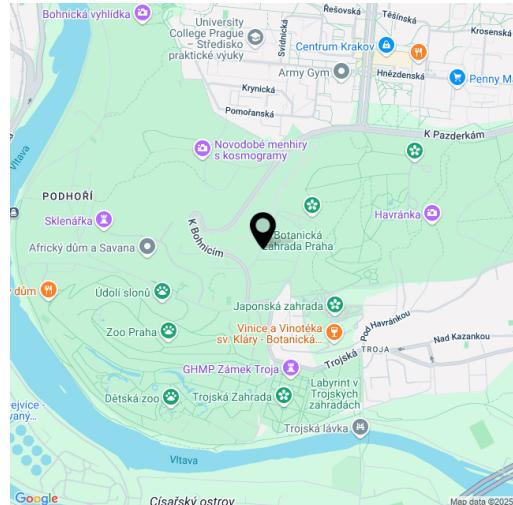




House Five-bedroom (6+kk)

Ask for price608 m², Prague 7, Troja, Na Salabce

Total area	608 m ²
Plot	940 m ²
Foot print	400 m ²
Garden	720 m ²
Floor area	400 m ²
Balcony	32 m ²
Terrace	127 m ²
Parking	Yes
Garage	49 m ²
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.

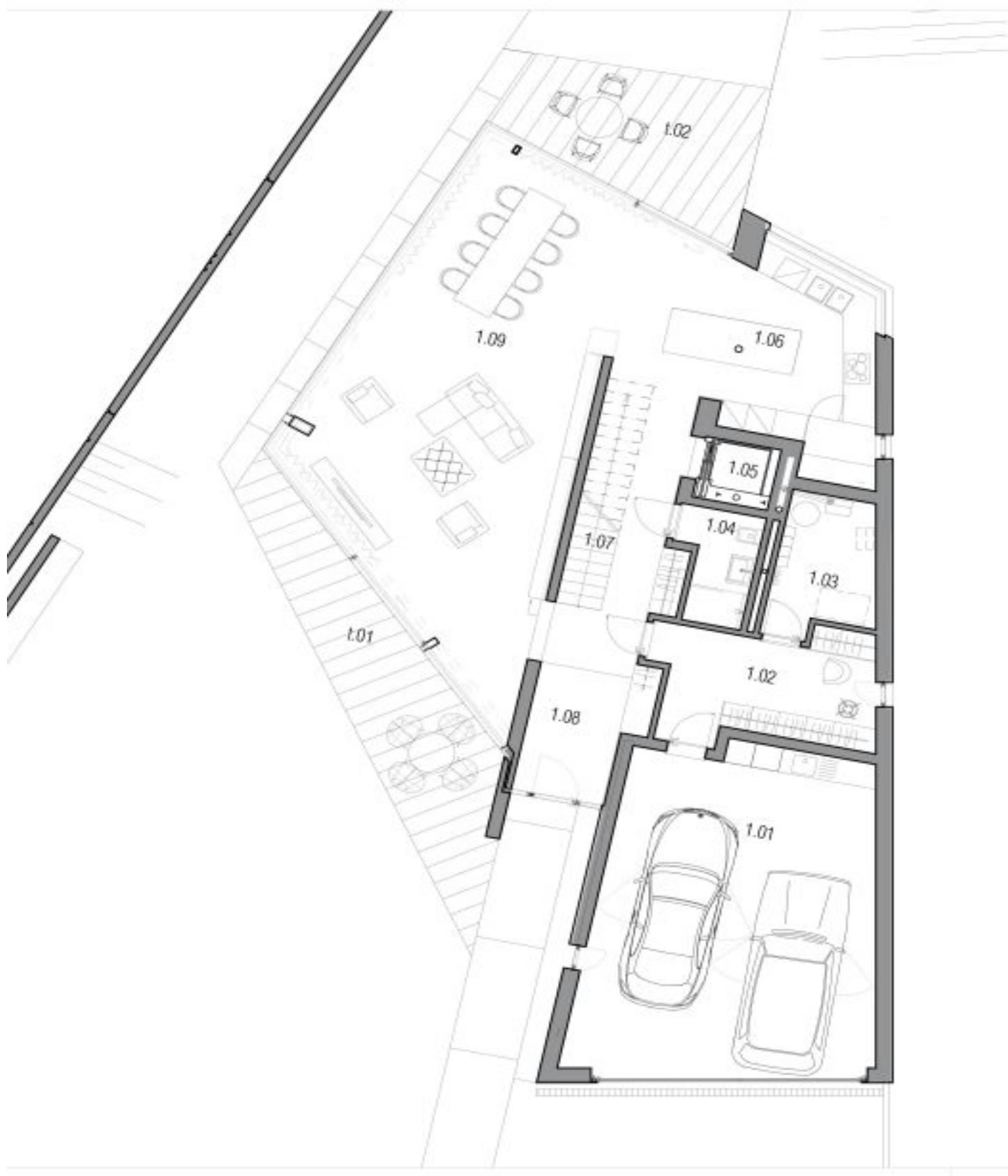
Usable area 608.09 m² (of which interior 400 m², terraces 126.92 m², balcony 32.17 m², garage 49 m²), built-up area 220 m², garden 720 m², plot 940 m².



House Five-bedroom (6+kk)

608 m², Prague 7, Troja, Na Salabce

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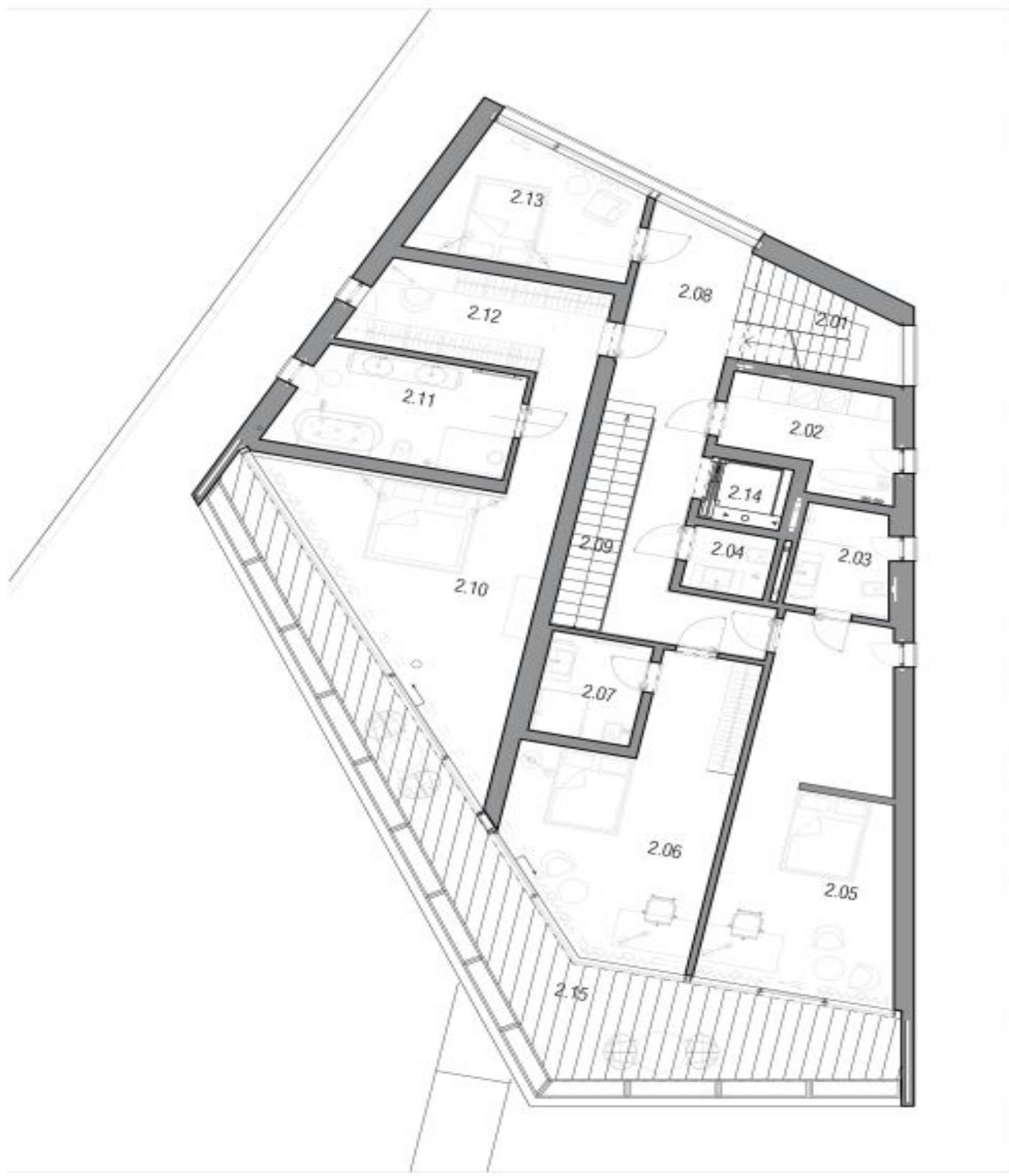




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