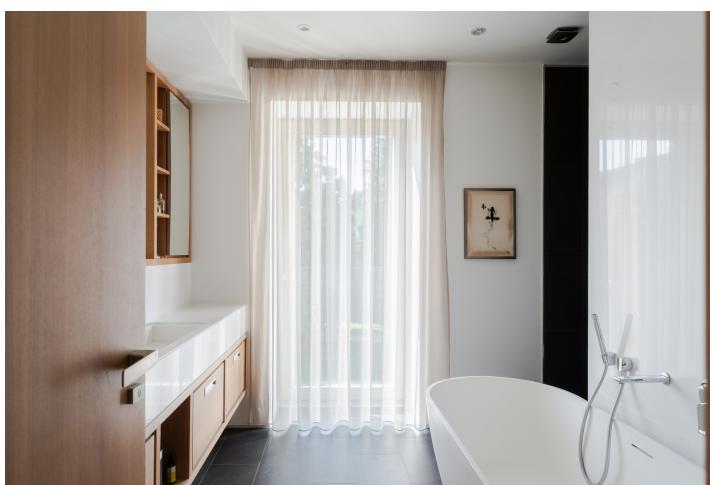
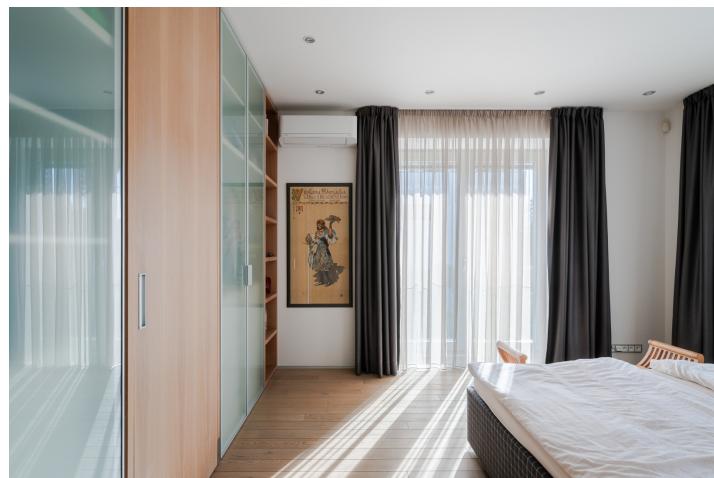




## House Seven-bedroom (8+kk)

558 m<sup>2</sup>, Prague 8, Troja, Na Přesypu

Ask for price

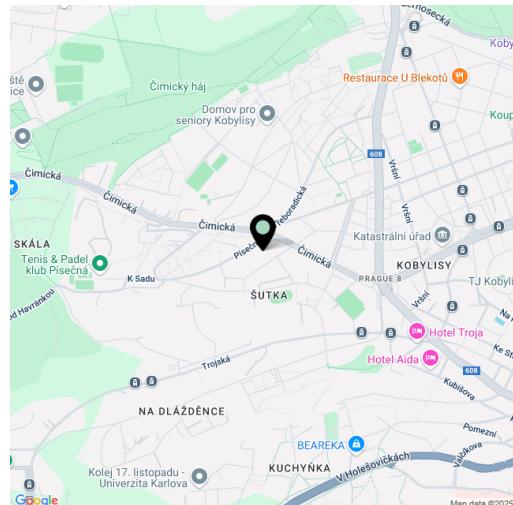




## House Seven-bedroom (8+kk)

**Ask for price**558 m<sup>2</sup>, Prague 8, Troja, Na Přesypu

Total area	558 m <sup>2</sup>
Plot	920 m <sup>2</sup>
Foot print	270 m <sup>2</sup>
Garden	650 m <sup>2</sup>
Floor area	404 m <sup>2</sup>
Terrace	115 m <sup>2</sup>
Parking	Double garage
Garage	39 m <sup>2</sup>
Cellar	Yes
PENB	C
Reference number	106988



**This very spacious villa with a well-designed layout, a bright and airy interior, a sauna, a double garage, and stunning views of the surrounding area is set within a large, beautifully landscaped garden in Prague 8 – Troja, near the Čimický háj forest and Kobylysy metro station.**

The ground floor consists of a living room, an adjoining dining room and kitchen, a hall/reading room with a **fireplace**, a toilet, and an entrance vestibule. The living area seamlessly connects to **two terraces**, one of which is also accessible from the hall. The 1st floor includes a master bedroom with an en-suite bathroom and walk-in closet, two additional bedrooms, a walk-in closet, staircase hallway, and two bathrooms (one with a bathtub, one with a walk-in shower, both illuminated by **French windows**). The 2nd floor comprises two bedrooms, a very bright and spacious study, a bathroom, and a hallway. From the study and one of the bedrooms, there is access to a **large terrace** offering **impressive views of Prague**. The basement includes a sauna, a laundry room (with a **laundry chute**), storage areas, utility/technical facilities, and a **double garage** with direct access to the house.

The villa was **completely renovated** according to the designs of renowned architects between 2011–2013, with another major upgrade in 2017. The windows are wooden with double glazing and **electric blinds**. There is underfloor heating throughout the house, sun-facing bedrooms are **air-conditioned**, and the top floor features **larch ceilings**; floor-to-ceiling windows and doors enhance the **sense of spaciousness**. The primary heat source is a ground-to-air heat pump (with 2 boreholes); the house is also pre-fitted for photovoltaics. Equipment includes a built-in **sound system** and Jablotron security system. The carefully maintained garden features a 6-meter **pool** with a sliding cover, and both the garden and the garden terrace are lined with **dense greenery**, providing a **pleasant climate, shade, and complete privacy** thanks to **mature trees** and **pergolas** covered in climbing plants.

**Excellent location** on a quiet one-way street, just a few steps from a kindergarten and elementary school. Nearby is the Kobylysy metro station, a grocery store, a pharmacy, restaurants, cafés, an **aqua center**, and sports facilities with **tennis courts**. **Čimický háj forest** is close-by, and a walk through the **Havránka** nature reserve leads to the **botanical garden**. Easy access to the city center is provided by the metro (line C) and frequent tram connections.

Total area 557.7 m<sup>2</sup> (of which terraces 114.76 m<sup>2</sup> and garage 39.4 m<sup>2</sup>), built-up area 2,172 m<sup>2</sup>, garden 728 m<sup>2</sup>, plot 921 m<sup>2</sup>.



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