



## Apartment Four-bedroom (5+kk)

€ 2 712 345 | CZK 66 900 000

251 m², Prague 7, Troja, Pod Havránkou





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Total area	302 m²
Floor area*	251 m²
Terrace	51 m²
Parking	3 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	104893

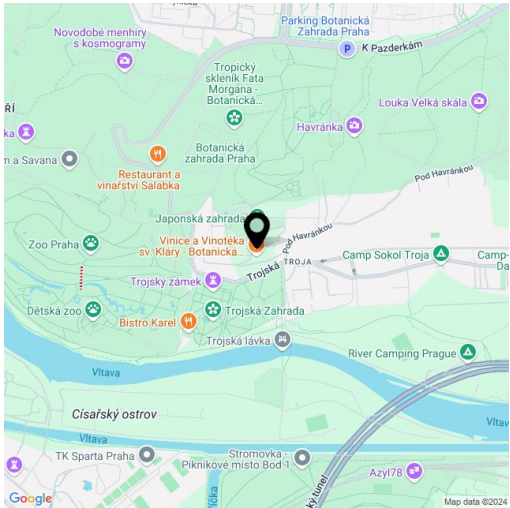
This superbly equipped, air-conditioned duplex penthouse with an elevator leading directly to the apartment, a large garage, a winter garden, terraces, and a view of the Troja Castle is located in an apartment building in a premium secure project, which was built in 2019 in a unique and completely quiet area near the castle garden and vineyards.

The well-thought-out layout divides the penthouse into a **social and private zone**. The social part is located on the top floor of the house (2nd floor) and includes more than **70 meters of living space** with a kitchen, dining room, and **two terraces - a shaded northern one and a sunny southern one**. There is also a walk-in wardrobe, a toilet, and an entrance hall with access from the stairs and from the **elevator**. The private part on the 1st floor consists of three bedrooms, two bathrooms, a lounge, **two terraces**, a utility room, a sauna, and a large hall.

The mansard apartment received its final form in 2022. The floors are a combination of wood and concrete coverage, **electrically controlled aluminum windows** with insulating double glazing and **exterior shading** let in a lot of daylight. The first-class facilities include a **Humiproff sauna**, a **safe**, **ceiling cooling** (connected to a heat pump), the apartment is heated by **floor heating** connected to a central boiler. **Tall frameless doors** boast **Griffwerk fittings**, Villeroy & Boch, Laufen and Hansgrohe sanitary ware. The space is secured by security and fireproof entrance doors, the apartment and garage are guarded by the **Jablotron security system**, the entire closed complex is protected by **reception and security**. The apartment includes a **garage** (separate unit) with **3 parking spaces** and **storage space**.

The gated residential area surrounded by **landscaped greenery** is located on a quiet street leading to the new **Trojská lávka bridge**, a short distance from the entrance to the **botanical and zoological gardens**, the **Troja Chateau**, and **Stromovka Park**. There are grocery stores, a popular eco-school nearby, and an elementary school and a **private high school** within walking distance. Perfect accessibility by car is ensured by the nearby entrance to the Blanka tunnel complex, and the Nádraží Holešovice metro station is a few minutes away by bus. It is also possible to get to the city center by bicycle along a **comfortable and safe bike path** leading mainly through **parks and green areas along the Vltava River**.

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



\* 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.





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