



1 585 m²

Trnová, Praha-západ, Central Bohemia

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Lenka Munter

SENIOR SALES SPECIALIST

lenka.munter@luxent.cz

+420 773 769 769

Order number	N7802	Price	on request
Address	Trnová, Praha-západ, Central Bohemia	Type	Accommodation
Usable area	1 585 m ²	Parking	8
Energy performance of the building	G - Extremely uneconomical	Number of floors	4
Device	Partly	Garage	1
Lift	Yes		

About real estate

We present you with a unique investment opportunity to become the owner of a magnificent castle located in the picturesque village of Trnová, strategically situated near the capital city of Prague. The castle has been completely renovated with exceptional care, completed in 2021. It represents a perfect symbiosis of rich history, modern luxury, and excellent commercial potential that will satisfy even the most demanding buyers looking for a prestigious property suitable for family living or commercial use.

This impressive building forms a harmonious whole with carefully landscaped grounds covering 6,505 m². The total usable area of the property is more than 1,585 m². The basement (40 m²) houses technical facilities and a storage room.

The ground floor (451 m²) with an outdoor terrace (37 m²) is the heart of the commercial operation.

The main space is an elegant hall with a fireplace, which creates a majestic atmosphere, ideal for social gatherings. The hall connects to the terrace, which flows smoothly into the castle garden (4,253 m²) with a pond (1,536 m²), gazebo, and fountain. The garden is divided into two parts, the first of which is designed in a free, romantic English style, while the second is conceived in a formal, symmetrical French style. The ground floor of the castle also features a large apartment with bathrooms, an office, a bar, wine cellar (26 m²), elegant castle library, dining room, and other utility rooms (three toilets, bathroom, staff lounge, laundry room, workshop, cloakroom, fully equipped kitchen, two technical rooms with pumps, elevator, and garage. On the next floor (507 m²), there are four elegantly furnished rooms, three bathrooms, a kitchen serving as a preparation room, a salon, a grand hall, a smaller hall, a main and smaller dining room, a dance hall, three toilets, a cloakroom, an elevator, and a spacious terrace (92 m²).

The next floor (304 m²) is mainly used for accommodation and wellness relaxation. There are six stylishly furnished rooms and seven bathrooms, three toilets, a urinal, a shower, two terraces, and two balconies with a total area of 96 m². The spacious roof terrace offers relaxation with views of the surrounding countryside. There is a hot tub (4 to 6 people), a Finnish sauna (6 to 8 people), and a massage room with two sun loungers.

The ground floor features the heated indoor pool. The tower (39 m²) with a viewing terrace (19 m²) forms the crown of the entire building. Here you will find the Tower Suite with two bedrooms and another terrace with panoramic views.

The castle offers accommodation in ten rooms with a total capacity of 22 beds. Six rooms have the option of an extra bed for up to two people, which further increases the total capacity. Parking is available on the premises, in the garage, and at the Trnovo church on the castle's own land for owners, staff, and visitors. A total of 27 parking spaces: garage (37 m²) for 4 cars, land for at least 8 cars, private parking for 18 cars.

The main hall with a fireplace serves as a restaurant or dance floor (24 people). The hall on the second floor is the largest space in the castle, ideal for receptions, conferences, corporate events, and larger social events (40 people in a restaurant layout, up to 75 people for a banquet). The library offers an elegant setting for dining. The lounge with office equipment serves as an administrative base. Five terraces and two balconies (244 m² in total) significantly expand the possibilities for using the outdoor space.

In 2007, the building underwent a complete renovation. This was followed in 2021 by another thorough renovation of all rooms and the facade. All construction work, installations, and equipment meet the latest standards and requirements for modern commercial operations. The castle is equipped with the most efficient heating system based on air-to-water heat pumps. In case of emergencies or extremely low temperatures, backup electric boilers are available. Oak parquet flooring, ceramic tiles, authentic brick paving, rustic wooden planks and vinyl flooring (in maintenance areas), premium Bath Deluxe sanitary ware and accessories, custom-made lighting, chandeliers from the world-famous Wranovsky workshop, lighting fixtures from the Spanish brand Mantra, and furniture from the manufacturer TON and the Danish brand BoConcept. The kitchens are equipped with appliances from renowned brands Redfox and Electrolux, guaranteeing reliability and long-term durability. The property is connected to a security camera system.

The castle is located on the very edge of the picturesque village of Trnová, just a few minutes from the border of the capital city of Prague. The proximity of Prague ensures a steady stream of potential clients, whether foreign tourists, domestic visitors, corporate clients, or couples looking for a place for their dream wedding. The location is an ideal combination of a peaceful

rural environment with excellent access to the metropolis.