



1 585 m<sup>2</sup> Trnová, Praha-západ, Central Bohemia on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                      |                                             |                  |                            |
|----------------------|---------------------------------------------|------------------|----------------------------|
| Order number         | <b>N7801</b>                                | Price            | <b>on request</b>          |
| Address              | <b>Trnová, Praha-západ, Central Bohemia</b> | Type             | <b>Houses</b>              |
| Category             | <b>Monument/Other</b>                       | Usable area      | <b>1 585 m<sup>2</sup></b> |
| Number of rooms      | <b>Atypical</b>                             | Land area        | <b>6 505 m<sup>2</sup></b> |
| Garden area          | <b>5 789 m<sup>2</sup></b>                  | Number of floors | <b>4</b>                   |
| Device               | <b>Partly</b>                               | Parking          | <b>8</b>                   |
| Garage               | <b>1</b>                                    | Balcony          | <b>Yes</b>                 |
| Terrace              | <b>238 m<sup>2</sup></b>                    | Cellar           | <b>40 m<sup>2</sup></b>    |
| Swimming pool        | <b>1 m<sup>2</sup></b>                      | Lift             | <b>Yes</b>                 |
| Year of construction | <b>1688</b>                                 |                  |                            |

## About real estate

We present you with a unique opportunity to become the owner of a magnificent castle located in the picturesque village of Trnová, situated near the capital city of Prague. This architectural gem is a perfect symbiosis of rich history, aristocratic elegance, and state-of-the-art technology. If you are considering a prestigious family residence, a representative building for corporate purposes, or the operation of an exclusive boutique wellness hotel, Trnová Castle is unique on the Czech real estate market.

The heart of this exceptional residence with a usable area of 1,585 m<sup>2</sup> is the elegant main hall with a fireplace, which creates a warm and majestic atmosphere – ideal for family and social gatherings. The hall has direct access to a terrace that seamlessly connects to the extensive castle garden (4,253 m<sup>2</sup>) with a pond (1,536 m<sup>2</sup>), gazebo, and fountain.

On the ground floor of the castle, there is a large apartment with a bathroom, an office, a bar, a wine cellar, a castle library, a dining room, and other utility rooms. The castle has two separate kitchens equipped for professional catering.

On the upper floors, there are two halls, dining rooms, and bedrooms with private bathrooms (total accommodation capacity is 22 people, 10 bedrooms). The wellness area located on the terrace offers a whirlpool for 4 to 6 people, a sauna with a capacity of 6 to 8 people, a massage room, and a heated indoor pool (on the ground floor).

Parking is available in the garage (4 cars), on the property (at least 8 spaces), or in the private parking lot at the Trnovo church (15 spaces), which is located in the immediate vicinity.

The first complete renovation took place in 2007. In 2021, another thorough renovation of all rooms and the facade followed. The castle is equipped with the most modern and efficient heating system based on air-to-water heat pumps, ensuring economical and environmentally friendly operation. Backup electric boilers are available for emergencies or extremely low temperatures. The renovation used the highest quality materials to ensure long life and easy maintenance combined with aesthetic perfection. Oak parquet, ceramic tiles, authentic brick paving, solid rustic wooden planks and vinyl floors, premium Bath Deluxe sanitary ware and accessories, custom-made lighting, chandeliers from the world-famous Wranovsky workshop, Spanish Mantra lighting fixtures, furniture from the iconic manufacturer TON and the Danish brand BoConcept all create a perfect harmony between traditional craftsmanship and modern Scandinavian design. Three refrigerators and freezers are located in the adjacent rooms for food storage. All catering equipment from renowned brands Redfox and Electrolux guarantees quality, reliability, and long service life. The building is connected to a security camera system.

The oldest part of the castle is Baroque, dating from 1688, and the vaulted rooms on the ground floor have been preserved from this period. The original building was extended by another floor before 1789 and rebuilt in the Classicist style. However, it was not until the next reconstruction in 1860–1864 in a Romantic style loosely inspired by English Gothic architecture with its typical elements (risalits, terraces, loggias, and corner turrets) that the castle acquired its current appearance.

The castle's surroundings offer a wide range of opportunities for active relaxation and exploring the Czech countryside and history. Nearby are the Škroupova vyhlídka lookout point, the Brdy forests with bike paths and hiking trails leading to Karlštejn, Velká Amerika, and the Koněprusy Caves. You can also visit the castles of Konopiště, Dobříš, Zbraslav, and Mníšek pod Brdy. The Slapská Dam is ideal for swimming and water sports, and golf lovers will appreciate the nearby clubs in Líšnice, Zbraslav, and the Albatros resort. Horseback riding can be arranged at the neighboring equestrian center.

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.