



1 157 m² Pod Havránkou, Praha-Troja - Troja Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	VT001	Price	Reserved
Address	Pod Havránkou, Praha-Troja - Troja	Type	Houses
Category	Villa	Usable area	1 157 m²
Number of rooms	5 and more rooms	Offer status	Reserved
Land area	9 555 m²	Garden area	8 683 m²
Energy performance of the building	D - Less economical	Device	Partly
Parking	10	Garage	2
Balcony	Yes	Terrace	Yes
Cellar	Yes	Swimming pool	2 m²
Lift	Yes		

About real estate

We offer for sale a unique and timeless villa set in the picturesque surroundings of Prague's Troja district.

This grand residence, with a total usable area of 1 157 sqm, is situated on an expansive plot of 9 555 sqm. The exclusive location, neighboring the Botanical Garden, provides complete privacy amidst lush greenery, breathtaking views of Stromovka Park, and the Prague skyline. The landscaped, terraced garden is in perfect harmony with the surrounding nature, making this extraordinary estate a truly unique opportunity for those seeking the highest level of prestigious living in Prague.

The main villa comprises five floors. In a separate section of the property, there is a detached garage and a security unit with its own facilities. The interior includes, among other features, three living rooms, six bedrooms, six bathrooms with toilets, two additional separate toilets, a social area with a home cinema, a gym, an indoor swimming pool with counter-current, and a wellness zone with a sauna, steam room, and whirlpool. All main interior spaces seamlessly extend to outdoor terraces. A private elevator ensures convenient access to all levels. Thanks to its southern orientation, the villa enjoys abundant natural light throughout the day, while the meticulously maintained garden creates an oasis of tranquility with fruit trees, a private vineyard, and areas for active leisure including a children's and sports playground.

The First Republic-style architecture and spacious layout allow for the realization of your own vision and redesign according to your personal needs and standards. Moreover, the property's value has strong long-term growth potential, especially given the limited development in the area. In the future, the plot allows for the addition of a guesthouse or pavilion offering further space with panoramic city views while maintaining maximum privacy.

Troja is one of Prague's most desirable and prestigious districts. With its unique character of villa development and tranquil atmosphere, it offers the best of city life: excellent accessibility by car and public transport combined with the natural beauty of the Vltava River valley. The neighborhood boasts a rich cultural heritage and full civic amenities. Kindergartens, schools of all levels, and a wide range of sports and leisure activities are within easy reach. Lovers of an active lifestyle will especially appreciate the popular riverside cycle path and the new Troja footbridge, which elegantly connects the area with Císařský Island and the expansive Stromovka Park.

We would be happy to provide detailed information to serious buyers. Please don't hesitate to contact us.