



🏠 1 157 m<sup>2</sup> 📄 Pod Havránkou, Praha-Troja 🗳️ on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**  
SENIOR SALES SPECIALIST

[zdenek.jemelik@luxent.cz](mailto:zdenek.jemelik@luxent.cz)  
+420 720 310 300

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

## About real estate

We offer for sale a unique and timeless villa set in the picturesque surroundings of Prague Troja. This magnificent villa with a usable area of 1157 sqm is situated on a large plot of 9555 sqm. Its exclusive location adjacent to the Botanical Garden offers complete privacy surrounded by lush greenery and breathtaking views of Stromovka and the Prague skyline. This articulated property with its sophisticated garden architecture is in perfect harmony with the surrounding landscape, and as an exceptional residence, it represents a truly unique opportunity for those seeking prestigious living of the highest standard in Prague.

The villa has a total of five floors in the main building, with a separate garage and a security guard's place with its own sanitary facilities in another part. The interior includes, among other things, three living rooms and six bedrooms, six bathrooms with WCs, two more separate WCs, a social area with a home cinema, a gym, an indoor swimming pool with counter-current, and a wellness area with sauna, steam, and jacuzzi. All the main interior spaces flow seamlessly into the outdoor terraces. Convenient movement between floors is provided by an elevator. The south orientation of the villa ensures plenty of natural light throughout the day, while the meticulously maintained garden creates an oasis of calm with fruit trees, its own vineyard, and space for active relaxation with a children's and sports playground.

The First-Republic architecture and spatial arrangement allows you to realize your own plans for use and redevelopment exactly according to your own requirements and standards. In addition, the value of the property has the potential to grow in the long term, especially due to the limited construction in the area. It will be possible to add a pavilion or guest house to the property in the future, which would provide additional space with views of the city while maintaining maximum privacy.

Troja is a lucrative and one of Prague's most desirable districts, with its unique character of residential development and peaceful atmosphere offering the best of urban life: perfect transport connections by car and public transport with the natural features of the Vltava Valley. The district boasts a rich cultural heritage and all civic amenities. You will find kindergartens, schools of all levels, and a wide range of sports activities at your fingertips. Those who enjoy active recreation will especially appreciate the popular cycle path along the river and the new Troja footbridge which elegantly connects the area with Císařský ostrov Island and the vast Stromovka Park.

For those who are seriously interested in this offer, we are happy to provide detailed information. Don't hesitate to contact us.