









 \boxplus 1 585 m²

Ⅲ 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	Туре	Accommodation
Usable area	1 585 m²	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 and respect for its historical heritage and was completed in 2021. It represents a perfect symbiosis of rich history, aristocratic elegance, modern luxury, state-of-the-art technology, and excellent commercial potential that will satisfy even the most demanding clients looking for a prestigious property suitable for generous family living, commercial use, or a combination of both.

The castle building

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

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

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, geometrically precise, symmetrical French style. On the ground floor of the castle, there is also a large apartment with bathrooms, an office, a bar, a wine cellar (26 m²), an elegant castle

library, a dining room, and other utility rooms (three toilets, a bathroom, a day room for staff, a laundry room divided into clean and dirty sections, a workshop, a cloakroom, a fully equipped professional kitchen, two technical rooms with pumps, an elevator, and a 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 a view of the surrounding countryside. There is a whirlpool (4 to 6 people), a Finnish sauna (6 to 8 people), and a massage room with two loungers. The ground floor features the aforementioned heated indoor pool. The tower (39 m²) with a viewing terrace (19 m²) crowns the entire building. Here you will find the Tower Suite with two bedrooms and another terrace with panoramic views.

Accommodation capacity

The castle offers accommodation in ten rooms (one Tower Suite apartment has two bedrooms above each other) 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. If necessary, it is possible to cooperate with the adjacent guesthouse (26 beds). Parking is provided on the premises, in the garage, and at the Trnovo church on private property for owners, staff, and visitors. A total of 27 parking spaces: garage (37 m²) for 4 cars, grounds for at least 8 cars, private parking for 18 cars).

Common areas

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 setting, up to 75 people for a banquet). The library offers an elegant, intimate setting for dining (8 to 14 people). The lounge with office equipment serves as an administrative base or work space for guests. Five terraces and two balconies (244 m² in total) significantly expand the possibilities for using the outdoor areas.

Technical parameters and equipment

The building underwent a complete renovation in 2007. This was followed by another thorough renovation of all rooms and the facade in 2021. 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. The highest quality materials were used in the renovation to ensure long life and easy maintenance with an emphasis on aesthetic perfection. Oak parquet, ceramic tiles, authentic brick paving, solid 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, 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. 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. Strategic location and transport accessibility 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 capital.

