

## Apartment Three-bedroom (4+kk)

Ask for price

163 m<sup>2</sup>, Prague 6, Vokovice, Ke Dvoru



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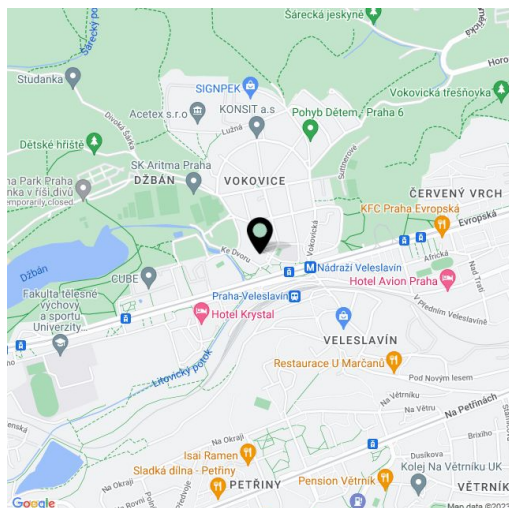
|                  |                    |
|------------------|--------------------|
| Total area       | 178 m <sup>2</sup> |
| Floor area*      | 163 m <sup>2</sup> |
| Terrace          | 15 m <sup>2</sup>  |
| Parking          | 1 000 000 CZK      |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | B                  |
| Reference number | 28386              |

Attractive apartment boasting two enclosed balconies with green views, in the newly emerging Šárecký dvůr residential project, consisting of 51 apartments. The project uniquely combines modern architecture & design with elegant & historic preserved Baroque structures. The private complex will offer 24-hour reception, secure underground parking, CCTV and a beautifully landscaped private park.

The dominant of the apartment on the 3th floor is a generous living room with a kitchen, dining room and entrance to an **west-facing enclosed balcony**. The master bedroom with en-suite bathroom is adjacent to an **east-facing enclosed balcony**. There are also 2 bedrooms, a spacious entrance hall, a bathroom, a separate toilet and a utility room. The apartment is offered in a state of **white walls**, which allows completion according to the owner's needs and wishes. **The purchase price includes garage for 2 cars, parking space and a cellar.**

**Location in a pleasant, lovely area of Prague 6**, offering all public amenities, greenery and quick access to the center and airport. The complex is located close to the Džbán water reservoir and the Divoká Šárka Nature Reserve: active lifestyle lovers can take full advantage of the environment perfectly suitable for cycling, hiking, in-line skating, jogging or even swimming and golfing, plus skating in winter. All services will be at your fingertips - the Veleslavín metro station with swift connections to the city center is only a few minutes' walk away, and the Václav Havel Airport in Ruzyně can be reached in just ten minutes by car or bus.

Floor area 162.5 m<sup>2</sup>, enclosed balconies 7.7 m<sup>2</sup> + 7.7 m<sup>2</sup>.



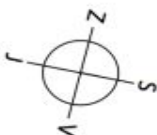
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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Šarecký  
dvůr



**CRESTYL**

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nedobuduje rozmístění elektroinstalace v jednotlivých místnostech.

www.sareckydvur.cz  
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## D-4.1 4.NP 4kk

| Č.                              | Místnost                | m <sup>2</sup> |
|---------------------------------|-------------------------|----------------|
| 02.01                           | Kuchyň                  | 10,9           |
| 03.04                           | Obyvací pokoj + jídelna | 51,3           |
| 04.01                           | Pokoj                   | 17,8           |
| 04.02                           | Pokoj                   | 17,0           |
| 05.01                           | Ložnice                 | 27,4           |
| 07.01                           | Toaleta                 | 1,9            |
| 08.01                           | Koupelna + toaleta      | 5,4            |
| 08.02                           | Koupelna + toaleta      | 4,7            |
| 12.01                           | Chodba                  | 14,9           |
| 14.01                           | Komora                  | 1,7            |
| <b>Podlahová plocha dle NOZ</b> |                         | <b>162,5</b>   |
| 18.01                           | Lodžie                  | 7,7            |
| 18.02                           | Lodžie                  | 7,7            |



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