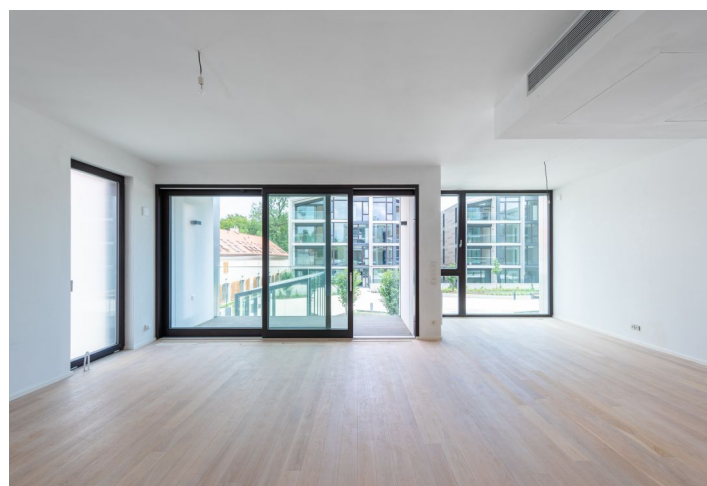


## Apartment Two-bedroom (3+kk)

Ask for price

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



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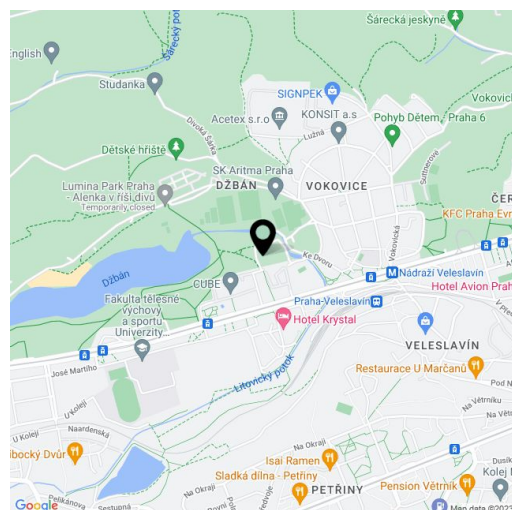
|                  |                    |
|------------------|--------------------|
| Total area       | 164 m <sup>2</sup> |
| Floor area*      | 149 m <sup>2</sup> |
| Terrace          | 15 m <sup>2</sup>  |
| Parking          | Yes                |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | B                  |
| Reference number | 29911              |

Attractive apartment boasting two enclosed balconies, 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 4th 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 a **east-facing enclosed balcony**. There is also a second bedroom with en-suite bathroom, a spacious entrance hall, separate toilet and a walk-in wardrobe.

Standards include BARKOTEX **two-layer oak floors**, large format tiles, **wooden windows with triple insulation glass** shielded by outdoor aluminum blinds, Hanak top quality interior veneered doors, Hüppe, Laufen and Hansgrohe bathroom sanitary ware and fixtures, wood-plastic grids and glass railings on enclosed balconies and terraces. Heating and water heating provided by a central gas boiler. **The purchase price includes 3 garage parking spaces 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.



\* 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.

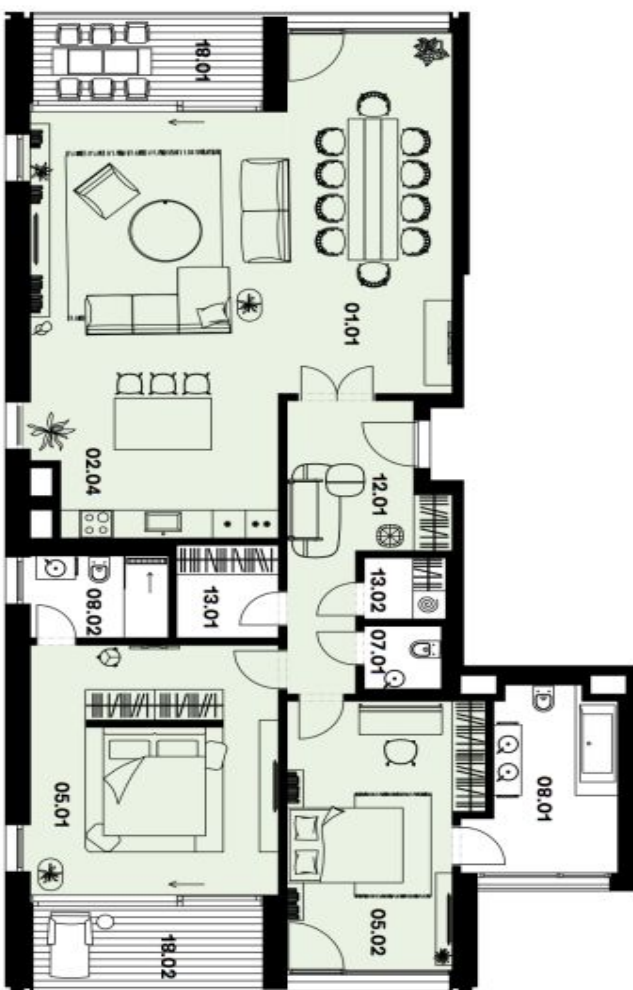
Floor area 148.5 m<sup>2</sup>, enclosed balconies 7.7 + 7.7 m<sup>2</sup>.

## Apartment Two-bedroom (3+kk)

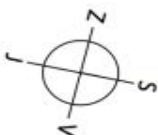
148.5 m<sup>2</sup>, Prague 6, Vokovice, Ke Dvoru

Ask for price

Šárecký  
dvůr



Součástí ceny bytu je podzemní parkovací stání a sklep.



CRESTYL

Schéma půdorysu bytu představuje předpokládané dispozici včetně kuchyňské linky a nabytí nejistou součástí bytu, veškeré zařízení je zahrnuto pouze pro názornost. Zhrzený nábytek neodtahuje rozměry elektrorozvaděče v jednotlivých místnostech.

www.sareckydvur.cz  
Issue: 03-16-0317  
Architekt: Bogie Architects,  
Crimeal architekti

Na Peršpíně 2,  
110 00, Praha 1  
Tel.: + (420) 257 328 281  
www.svoboda-williams.com

**B-4.2 4.NP**  
**3kk**

| Č.    | Místnost           | m <sup>2</sup> |
|-------|--------------------|----------------|
| 01.01 | Obyvací pokoj      | 49,5           |
| 02.04 | Kuchyň + jídelna   | 12,2           |
| 05.01 | Ložnice            | 23,5           |
| 05.02 | Ložnice            | 18,8           |
| 07.01 | Toaleta            | 2,1            |
| 08.01 | Koupelna + toaleta | 8,9            |
| 08.02 | Koupelna + toaleta | 4,3            |
| 12.01 | Chodba             | 12,9           |
| 13.01 | Šatna              | 3,7            |
| 13.02 | Šatna              | 2,0            |

**Podlahová plocha dle NOZ**

|       |       |     |
|-------|-------|-----|
| 148,5 |       |     |
| 18.01 | Ložie | 7,7 |
| 18.02 | Ložie | 7,7 |



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