

## Apartment Three-bedroom (4+kk)

Ask for price

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



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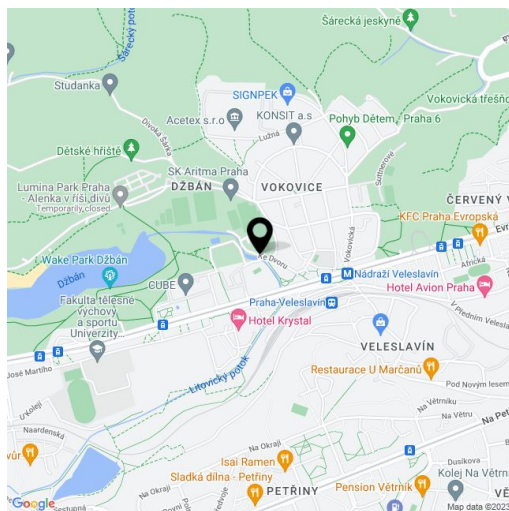
|                  |                         |
|------------------|-------------------------|
| Total area       | 152 m <sup>2</sup>      |
| Floor area*      | 137 m <sup>2</sup>      |
| Terrace          | 15 m <sup>2</sup>       |
| Parking          | 2 garage parking spaces |
| Garage           | Yes                     |
| Cellar           | Yes                     |
| PENB             | B                       |
| Reference number | 30848                   |

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 2nd 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.

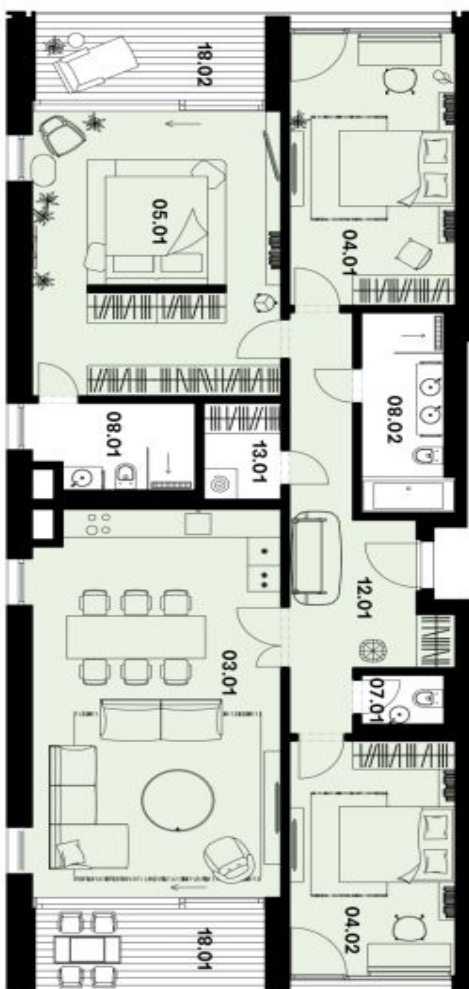


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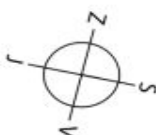
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Šárecký  
dvůr



CRESTYL



Schema půdorysu bytu představuje předpokládané dispozici  
furnic. Kuchynská linka a nabytok nejsou součástí bytu, veškeré  
zařazení je zobrazeno pouze pro názornost. Zřizování nabytek  
mohou být rozloženy elektrické sítě v jednotlivých místnostech.

www.sareckydvur.cz  
Išusie 03-16-0217  
Architekt: Bogie Architects,  
Chmelář architekti

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

## D-3.3 3.NP 4kk

| Č.                              | Místnost                       | m <sup>2</sup> |
|---------------------------------|--------------------------------|----------------|
| 03.01                           | Obyvací pokoj + kuchyňský kout | 36,6           |
| 04.01                           | Pokoj                          | 17,2           |
| 04.02                           | Pokoj                          | 14,8           |
| 05.01                           | Ložnice                        | 27,1           |
| 07.01                           | Toaleta                        | 1,7            |
| 08.01                           | Koupelna + toaleta             | 6,5            |
| 08.02                           | Koupelna + toaleta             | 5,2            |
| 12.01                           | Chodba                         | 15,5           |
| 13.01                           | Šatna                          | 2,9            |
| <b>Podlahová plocha dle NOZ</b> |                                | <b>136,7</b>   |
| 18.01                           | Lodžie                         | 7,7            |
| 18.02                           | Lodžie                         | 7,7            |



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