

## Apartment One-bedroom (2+kk)

€ 984 260 | CZK 24 700 000

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



## Apartment One-bedroom (2+kk)

€ 984 260 | CZK 24 700 000

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

Total area	126 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Garden	53 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	43335

This attractive apartment boasting a terrace and a front garden is situated in the newly emerging Šárecký dvůr residential project, which uniquely combines modern architecture & design with elegant & historic preserved structures. The enclosed complex will offer a 24-hour reception, secure underground parking, CCTV, and a beautifully landscaped private park.

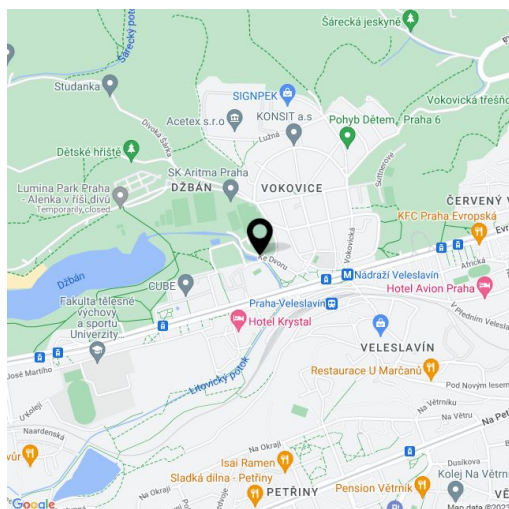
The dominant feature of the apartment on the ground floor is a generous living room with a kitchen, dining area, and access to a **terrace and front garden**. There is also a bedroom with an en-suite bathroom, a study, a separate toilet, and a vestibule.

The apartment is **finished** to a standard that includes **floors**, tiling and paving, **wooden windows** with insulating triple glazing, interior doors, bathroom sanitary ware, and furnishings. Heating is by a gas boiler. **The apartment is offered including equipment, a garage for 2 cars, and a cellar.**

**Located in a pleasant area** of Prague 6, offering full public amenities, plenty of 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 107.5 m<sup>2</sup>, terrace 18.39 m<sup>2</sup>, front garden 52.87 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



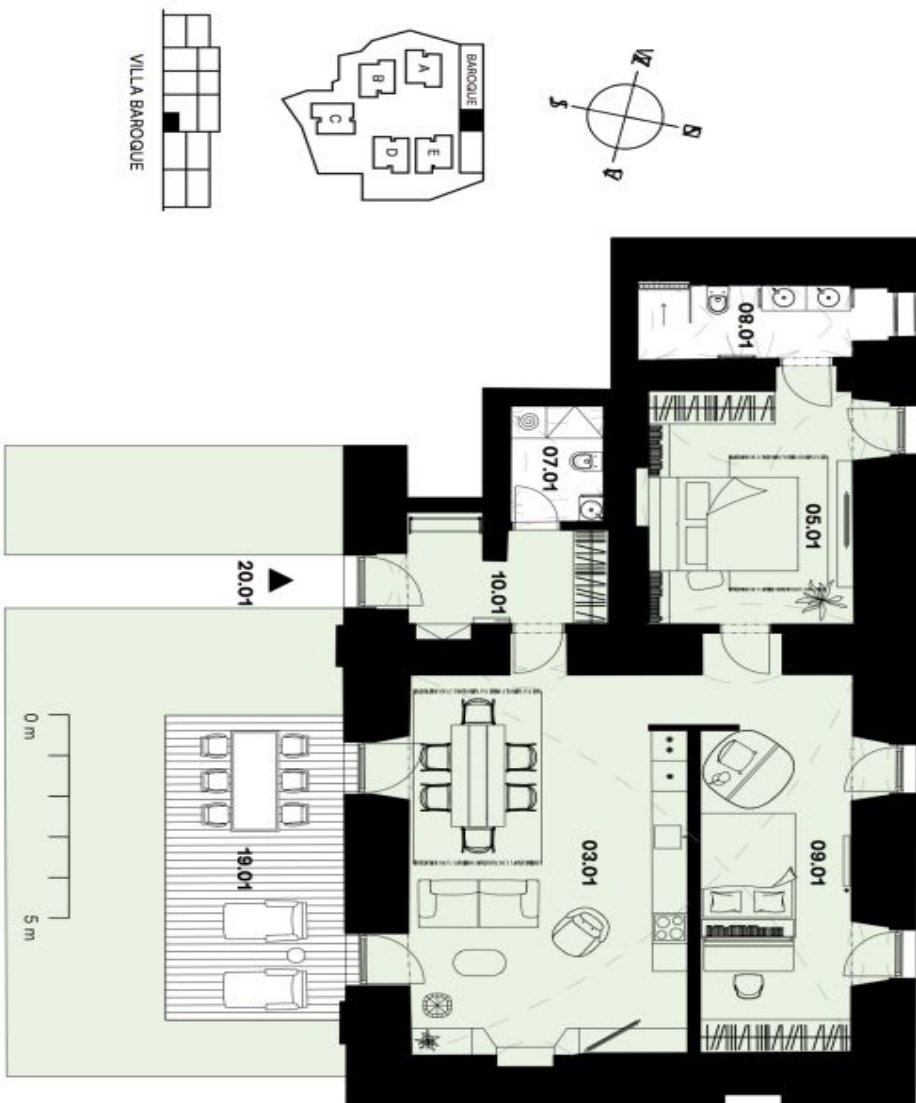
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

# Apartment One-bedroom (2+kk)

€ 984 260 | CZK 24 700 000

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

Šárecký  
dvůr



CRESTYL

Šatna a obložený dvůr představuje předpokladné dispozice  
řádků. Kuchyňská linka a nabytí nejsou součástí bytu, veškeré  
zařízení je zahrnuto pouze pro náčrtnost. Zřizování nabytí  
mohou být rozložení elektrorozvaděče v jednotlivých místnostech.

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

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

Q5 1.NP  
2kk

Č.	Místnost	m <sup>2</sup>
03.01	Obyvací pokoj + kuchyňský kout	37,88
05.01	Ložnice	17,55
07.01	Toaleta	3,69
08.01	Koupelna + toaleta	5,32
09.10	Pracovna	21,80
10.01	Predsň	7,55
<b>Podlahová plocha dle NOZ</b>		<b>107,5</b>
19.01	Terasa	18,39
20.01	Předzahrádka	52,87



svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE