



Apartment Three-bedroom (4+kk)

Sold

216.5 m², Prague 6, Vokovice, Ke Dvoru





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Total area	263 m²
Floor area*	217 m²
Balcony	6 m²
Terrace	40 m²
Garden	250 m²
Parking	3 garage parking spaces
Garage	Yes
Cellar	14 m²
PENB	D
Reference number	105361

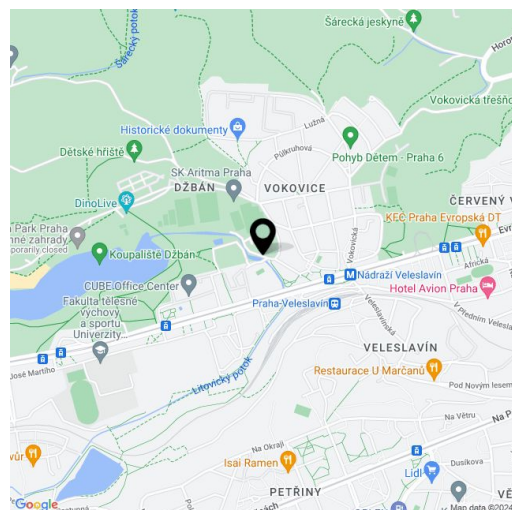
This modern maisonette with 3 bedrooms, 2 terraces, its own garden, and 3 underground parking spaces stands out for its harmonious combination of natural colors and use of refined materials. The apartment with all the advantages of a family home represents elegant living in the privacy of the prestigious Šárecký Dvůr complex in Vokovice in the immediate vicinity of the Šárka Nature Park.

The open space of the main living area on the ground floor consists of a living room with a kitchenette and a dining room with a double height ceiling. This creates an unusually airy space, which is filled with a set of suspended **designer lamps** of Italian production. The room has entrances to the **terrace** and to the **private garden**. The quiet zone, which is separated from the hall, consists of a **40 m² large bedroom with an en-suite bathroom**, a walk-in wardrobe, and access to **another terrace**, and a separate toilet. The upper floor, accessible via an interior staircase, consists of 2 bedrooms, one of which leads to the balcony, a bathroom, a dressing room, and another separate toilet.

Large-format insulating triple glazing optically enlarges the interior spaces and provides enough light for the entire household; sliding doors increase the intensity of the connection with the exterior. **Outdoor aluminum blinds** and air-conditioning in every room, **high-quality two-layer oak floors**, large-format tiles and tiles from the **Italian manufacturer Florim** are laid in the bathrooms, and **Hangrohe** and **Villeroy & Boch** sanitary ware are installed. Central heating is provided by a gas boiler with domestic water heating. The apartment includes **3 parking spaces** in the underground garage, from which there is an entrance to the **reception with 24/7 operation**, and a **cellar**. The heart of the enclosed manor with an impressive baroque gate is a courtyard with **seating in a garden full of trees**, ornamental flowers, and grass.

The **Divoká Šárka** nature reserve with the **Džbán water reservoir**, which has its own beach, paddle board rental, and other water attractions, also offers rich greenery only a few minutes' walk away. There is a **sports and entertainment park**, tennis courts, a golf club with a driving range and a fitness center directly behind the walls of the complex. The Nádraží Veleslavín **metro** station, a train station, and numerous tram stops are within walking distance. Thanks to the proximity of Evropská Street, **the airport**, and access to the Prague Ring Road are within quick reach.

Floor area 216.5 m², terraces 40.3 m², balcony 6 m², garden 250 m², cellar 14.10 m².



* 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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číslo / number	název / type	rozloha / size
01	předsíní / lobby	13.5 m²
02	obývací pokoj / living room	52.4 m²
03	kuchyňský kout / kitchen corner	13.9 m²
04	ložnice / bedroom	40.6 m²
05	WC	3.9 m²
06	koupelna / bathroom	8.1 m²
07	schodiště / staircase	7.8 m²
08	corbba / corridor	10.1 m²
09	ložnice / bedroom	13.4 m²
10	ložnice / bedroom	20.2 m²
11	koupelna / bathroom	11.1 m²
12	komora / pantry	5.6 m²
13	WC	1.8 m²
užitná plocha / carpet area		202.4 m²
podlahová plocha / floor area		216.5 m²
A	terasa / terrace	34.3 m²
B	terasa / terrace	6 m²
C	balkon / balcony	6 m²
D	zahrada / garden	250 m²