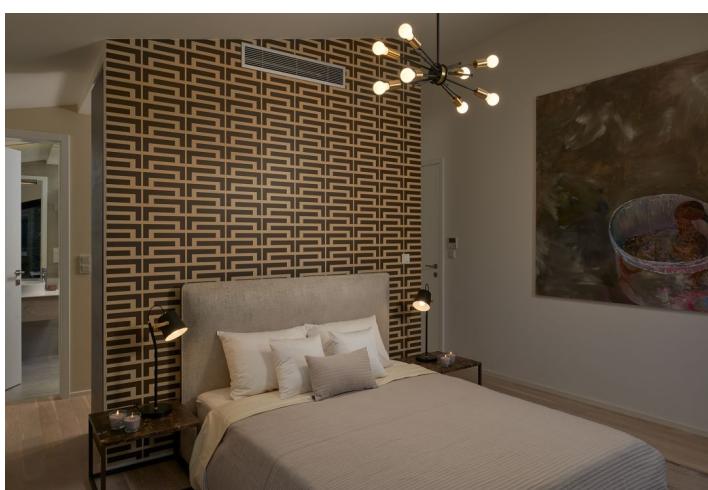
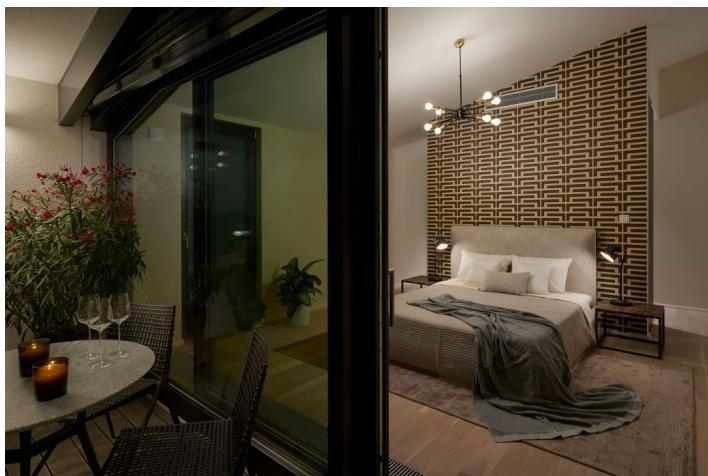
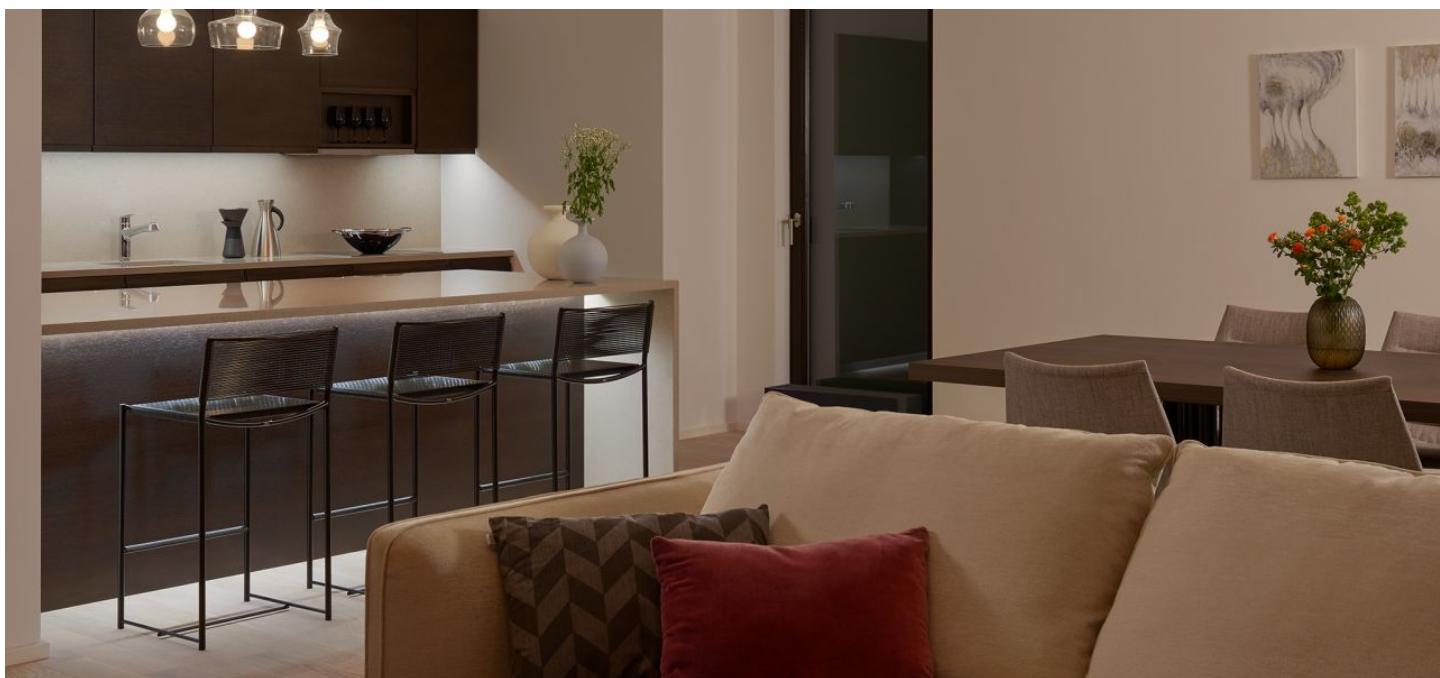




## Apartment Three-bedroom (4+kk)

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

Ask for price

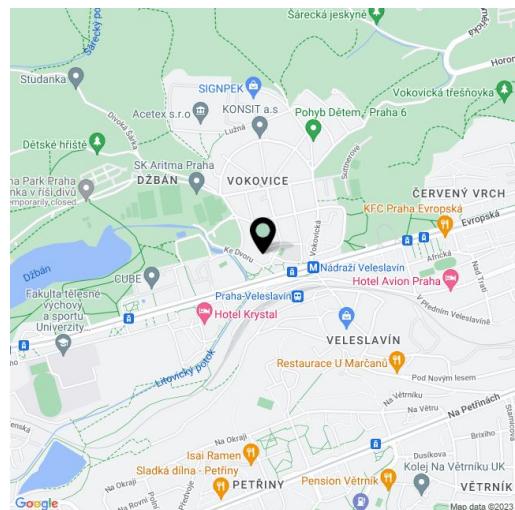




## Apartment Three-bedroom (4+kk)

**Ask for price**149 m<sup>2</sup>, Prague 6, Vokovice, Ke Dvoru

Total area	164 m <sup>2</sup>
Floor area*	149 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	3 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	24561



\* 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.

**Attractive apartment boasting two enclosed balconies with a view to the greenery of a newly emerging residential project Šárecký dvůr with 51 apartments, that uniquely combines modern architecture with the elegant historic style of the preserved original features. The enclosed complex will offer 24-hour reception, secure underground parking, CCTV and a beautifully landscaped private park.** Completion is scheduled for summer 2018.

The dominant of the apartment on the 3rd floor is a generous living room with kitchen, dining room and entrance to the **west-facing enclosed balcony**. The master bedroom with en-suite bathroom is adjacent to the **east-facing enclosed balcony**. There is also a 2 bedrooms (1 with ensuite bathroom), a spacious entrance hall, a bathroom, walk-in wardrobe and a utility room.

Standards include BARKOTEX **two-layer oak floors**, large format tiles, **wooden windows with triple insulation glass** shielded by outdoor aluminum blinds, Hanak's 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 **2 garage parking spaces** and a cellar.

**Location in a pleasant, lovely area of Prague 6** offers all the public amenities, greenery and close to the centre and airport. The complex is located close to Džbán water reservoir and 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, 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 fifteen minutes by car or bus.

Floor area 148,6 m<sup>2</sup>, enclosed balconies 7,7 + 7,7 m<sup>2</sup>.

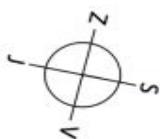
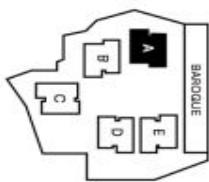


## **Apartment Three-bedroom (4+kk)**

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

**Ask for price**

CRESTYL



Schemata půdorysu bytu představují předoklikané dispozice. Řešení, když výškou linka a rábytek nejsou součástí bytu, všecky zazáření je zobrazeno pouze pro náročnost. Zákonem o rábytce nedovoluje rozmístění elektroinstalačí v jednotlivých místnostech.

www.sareckydvur.cz  
Issue 03: 16.03.17  
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Chmelar architekt

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**A-4.1 4. NP**  
4kk

Č.	Místnost	m <sup>2</sup>
03.01	Obývací pokoj + kuchyňský kout	40,0
04.01	Pokoj	18,8
04.02	Pokoj	18,1
05.01	Ložnice	23,5
07.01	Toaleta	2,0
08.01	Koupelna + toaleta	8,9
08.02	Koupelna + toaleta	4,3
08.03	Koupelna + toaleta	3,6
12.01	Chodba	12,9
13.01	Šatna	3,7
14.01	Komora	2,0
<b>Podlahová plocha dle NOZ</b>		<b>149,6</b>

Šárecký  
dvůr

