



Apartment Three-bedroom (4+kk)

Ask for price

213.3 m², Prague 6, Vokovice





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Total area	263 m ²
Floor area*	213 m ²
Terrace	50 m ²
Garden	310 m ²
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28380

* 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 duplex boasting two enclosed balconies, terrace and a garden in the newly emerging Šárecký dvůr residential project, consisting of 51 apartments. The project uniquely combines modern architecture & design with elegant & historic Baroque preserved structures. The enclosed complex will offer 24-hour reception, secure underground parking, CCTV and a beautifully landscaped private park.

The dominant of the apartment on the ground floor is a living room with a kitchen, dining room and entrance to the terrace and a garden. The bedroom with en-suite bathroom is adjacent to the **west-facing enclosed balcony**. There is also a spacious entrance hall, separate toilet and utility room. The 1st floor consists of 2 bedrooms (1 with enclosed balcony), a bathroom, separate toilet, hall 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 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 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.

The project is after a final inspection, and the apartments will be move-in ready by summer 2018.

Floor area 213.7 m², enclosed balcony 8 + 7.7 m², terrace 33.9 m², garden 310.1 m²



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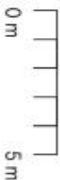
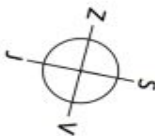
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Šarecký
dvůr



CRESTYL



Scéma půdorysu bytu představuje předpokládané dispozice
řešení. Kuchynská linka a nábytek nejsou součástí bytu, veškeré
zařízení je zahrnuto pouze pro názornost. Zahrnutý nábytek
nedělní rozmiřuje elektrifikace v jednotlivých místnostech.

www.sareckydvor.cz
Issue 03-16.03.17
Architekt: Bogie Architects,
Crimea architect

Na Páříšně 2,
110 00, Praha 1
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www.svoboda-williams.com

A-1.2 1.+2.NP DUPLEX 4kk

Č.	Místnost	m²
01.01	Obývací pokoj	59,9
02.04	Kuchyň + jídelna	14,2
05.01	Ložnice	41,1
07.01	Toaleta	3,6
08.02	Koupelna + toaleta	7,1
12.01	Chodba	14,6
14.02	Komora	2,0
16.01	Schodiště	9,9
Podlahová plocha dle NOZ		213,7
18.01	Lodžie	8,0
19.01	Terrasa	33,9
20.01	Zahrada	310,1



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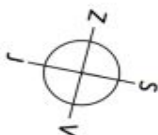
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A-1.2 1.+2.NP DUPELX 4kk

Č.	Místnost	m²
04.01	Pokoj	18,8
04.02	Pokoj	13,6
07.02	Toaleta	2,1
08.01	Koupelna + toaleta	10,7
12.02	Chodba	9,8
14.01	Komora	4,9
16.01	Schodiště	9,9
Podlahová plocha dle NOZ		213,7
18.02	Lodžie	7,7



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