



## Apartment Three-bedroom (4+kk)

213.3 m<sup>2</sup>, Prague 6, Vokovice

Ask for price





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Total area	263 m <sup>2</sup>
Floor area*	213 m <sup>2</sup>
Terrace	50 m <sup>2</sup>
Garden	310 m <sup>2</sup>
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 m<sup>2</sup>, enclosed balcony 8 + 7.7 m<sup>2</sup>, terrace 33.9 m<sup>2</sup>, garden 310.1 m<sup>2</sup>



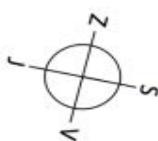
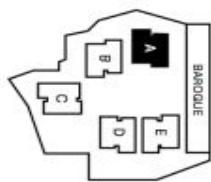
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Šárecký  
dvůr

CRESTYL



0 m  
5 m

Schéma plánu bytu je představují předpokládané dispozici  
řešení. Kuchynská linka a koupelna mohou být větší  
zahraniční rozdíly v rozloze pro kuchyni. Zákonodárný návrh  
modifikuje rozložení elektroinstalace v jednotlivých místnostech.

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Podlahová plocha dle NOZ 213,7 m<sup>2</sup>

Č.	Místnost	m <sup>2</sup>
01.01	Obyvaci pokoj	59,9
02.04	Kuchyn + 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	Kormora	2,0
16.01	Schodiště	9,9
18.01	Lodžie	8,0
19.01	Terasa	33,9
20.01	Zahrada	31,01

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



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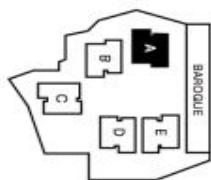


Schéma půdorysu bytu představuje předpokládané dispozici. Reálný kuchynský linka a vstupní mísou součástí bytu, všechné zatížení je zobrazeno pouze pro informaci. Zástromní nábytok může mít rozdílnou polohu a výšku. Všechny hodnoty jsou rozmiřeny elektronickým výjevem v místnostech.



Šárecký  
dvůr

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

Č.	Místnost	m <sup>2</sup>
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	Kamora	4,9
16.01	Schodiště	9,9

### Podlahová plocha dle NOZ

213,7

18.02 Lodžie

7,7



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