



Apartment One-bedroom (2+kk)

Ask for price

82 m², Prague 6, Vokovice, Ke Dvoru

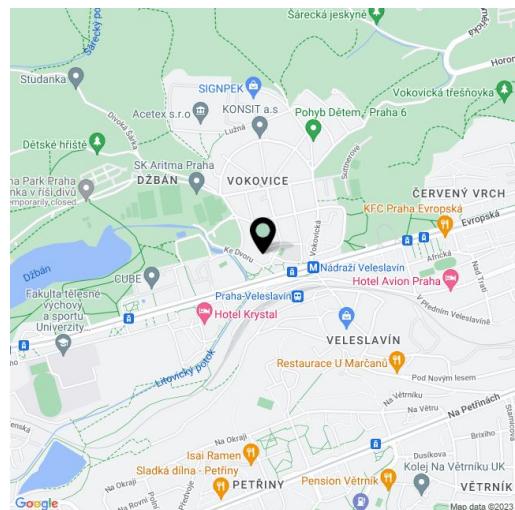




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Total area	90 m ²
Floor area*	82 m ²
Balcony	8 m ²
Parking	3 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28381



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

The dominant of the apartment on the 2nd floor is a generous living room with a kitchen, dining room and entrance to an **east-facing enclosed balcony**. There is also a master bedroom, an entrance hall, a separate toilet 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 3 garage parking spaces and a cellar.**

Location in a pleasant, lovely area of Prague 6, offering 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 81.8 m², enclosed balcony 7.7 m².



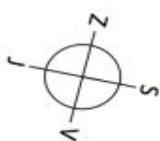
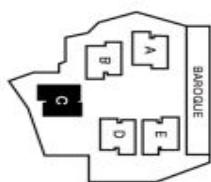
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Šárecký
dvůr

CRESTYL



0 m
5 m



Č.	Místnost	m ²
03.01	Obývací pokoj + kuchyňský kout	36,8
05.01	Ložnice	19,4
07.01	Toaleta	2,0
08.01	Koupelna + toaleta	8,9
12.01	Chodba	7,2
14.01	Kamora	2,1
Podlahová plocha dle NOZ		
18.01	Lodžie	81,8
		7,7

Schéma plánu bytu představuje předpokládané dispozici
řešení. Kuchyňská linka a koupelna mohou být větší
založené rozšířenou pouze pro náročnost. Zátoromy nabízí
modifikují rozšíření elektroinstalace v jednotlivých místnostech.

www.sareckydvor.cz
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Architect: Božík Architects
Criminal architect

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