



## Apartment One-bedroom (2+kk)

Ask for price

82 m², Prague 6, Vokovice, Ke Dvoru





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|                  |                         |
|------------------|-------------------------|
| Total area       | 90 m²                   |
| Floor area*      | 82 m²                   |
| Balcony          | 8 m²                    |
| Parking          | 3 garage parking spaces |
| Garage           | Yes                     |
| Cellar           | Yes                     |
| PENB             | B                       |
| Reference number | 28381                   |

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.

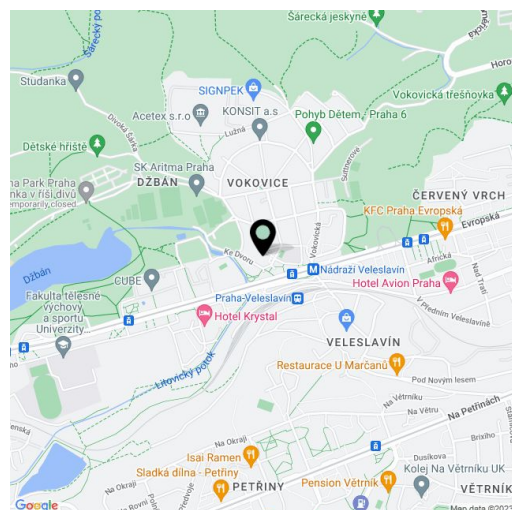
The dominant of the apartment on the 2nd floor is a generous living room with a kitchen, dining room and entrance to an **east-facing enclosed balcony**. There is also a master bedroom, an entrance hall, a separate toilet and a utility room.

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.



\* 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.



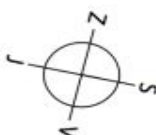
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Šárečský  
dvůr

CRESTYL



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C-3.1 3.NP  
2kk

| Č.                       | Místnost                       | m²   |
|--------------------------|--------------------------------|------|
| 03.01                    | Obyvací 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                    | Komora                         | 2,1  |
| Podlahová plocha dle NOZ |                                | 81,8 |
| 18.01                    | Lodžie                         | 7,7  |



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