



Apartment One-bedroom (2+kk)

Sold

68 m², Prague 6, Vokovice, Ke Dvoru

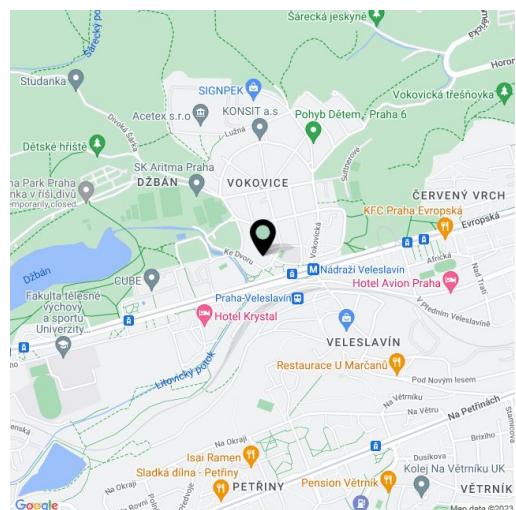




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| | |
|------------------|-------------------------|
| Total area | 76 m ² |
| Floor area* | 68 m ² |
| Terrace | 8 m ² |
| Parking | 1 garage parking spaces |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 28517 |



* 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 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.

The dominant of the apartment on the 1st floor is a generous living room with kitchen, dining room and entrance to the **west-facing enclosed balcony**. There is also a bedroom, a spacious entrance hall, a bathroom with 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'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 1 garage parking space 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 ten minutes by car or bus.

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

Usable area 68,1 m², enclosed balcony 7,7 m².

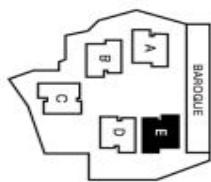


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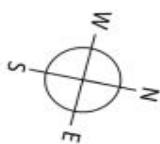
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CRESTYL



The floor plan represents the expected layout of the apartment. The kitchen unit and the furniture are not parts of the apartment as it is supplied to the client, all amenities and equipment are depicted solely for the purposes of illustration.



0 m
5 m



Šárecký
dvůr

**E-2.4 2.NP
2kk**

| No. | Room | m ² |
|------------|-----------------------|----------------|
| 03.01 | Living room + kitchen | 33.2 |
| 05.01 | Master bedroom | 15.6 |
| 08.01 | Bathroom + toilet | 3.6 |
| 12.01 | Corridor | 9.0 |
| 14.01 | Pantry | 2.4 |
| Floor area | | 68.1 |
| 18.01 | Loggia | 7.7 |



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