



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	126 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Garden	53 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28522

\* 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 a terrace and a front 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 generous living room with a kitchen, dining room and entrance to an **terrace and front garden**. There is also a bedroom with ensuite bathroom, a study, a separate toilet and a vestibule. The apartment is offered in a state of **shell and core**, which allows completion according to the owner's needs and wishes. **The purchase price includes garage for 2 cars 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.

Floor area 107.5 m<sup>2</sup>, terrace 18.39 m<sup>2</sup>, front garden 52.87 m<sup>2</sup>.



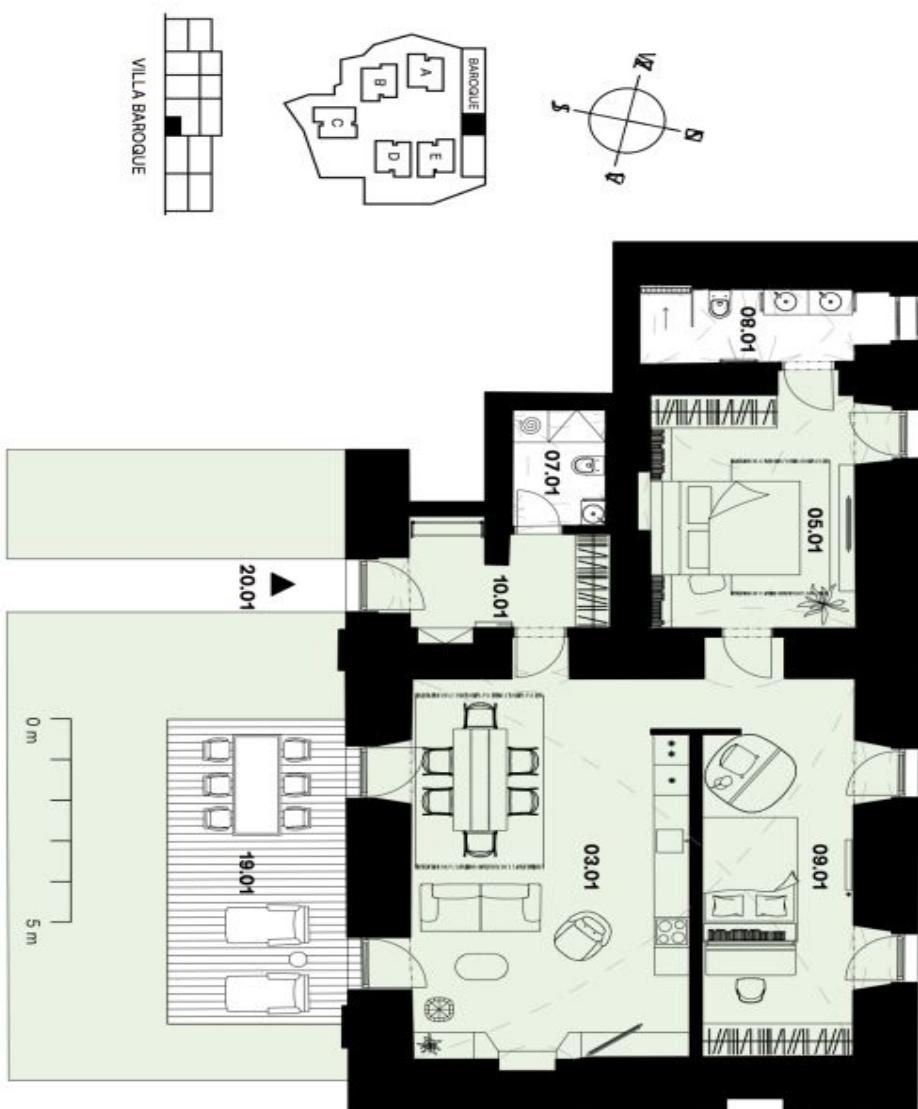
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# Šárecký dvůr

## Q5 1. NP 2kk



Č.	Místnost	m <sup>2</sup>
03.01	Obývací pokoj + kuchyňský kout	37,88
05.01	Lžnice	17,55
07.01	Toaleta	3,69
08.01	Koupelna + toaleta	5,32
09.01	Pracovna	21,80
10.01	Předsíň	7,55
<b>Podlahová plocha dle NOZ</b>		<b>107,5</b>
19.01	Terasa	18,39
20.01	Předzáhrádka	52,87



CRESTYL

Schéma půdorysu bytu představuje předpokládané dispozice. Reálný kuchyňský linka a koupelna mohou součástí bytu, všechny zaznamenány pouze pro nájemníky. Zátoromy nábytku modelují rozmiření elektrických instalací v jednotlivých místnostech.

[www.svoboda-williams.com](http://www.svoboda-williams.com)  
www.sáreckydvor.cz  
Issue 03, 16.03.17  
Architect: Bogie Architects,  
Criminal architect

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