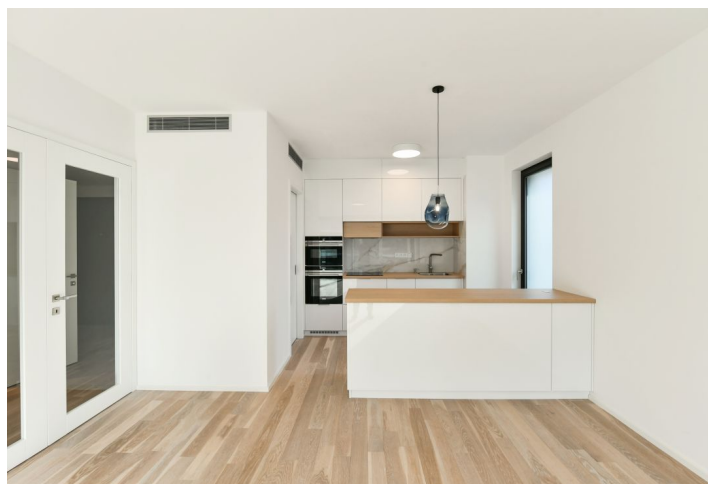




## Apartment One-bedroom (2+kk)

Rented

74.5 m², Prague 6, Vokovice, Ke Dvoru





## Apartment One-bedroom (2+kk)

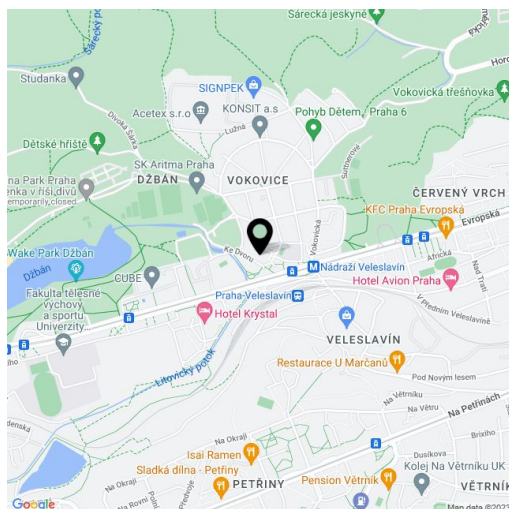
**Rented**74.5 m<sup>2</sup>, Prague 6, Vokovice, Ke Dvoru

Total area	82 m <sup>2</sup>
Floor area*	75 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	38861
Available from	Immediately

This brand new, fully air-conditioned 1-bedroom west-facing apartment with an enclosed balcony is on the first floor of the contemporary Šárecký dvůr residential project that uniquely combines modern architecture with the elegant historic style of the preserved original features. The gated complex offers a 24/7 reception, underground parking, CCTV and a beautifully landscaped private park. Lovely location with complete amenities, greenery and close vicinity of the city centre and the airport, close to the Džbán water reservoir and Divoká Šárka nature reserve. Veleslavín metro station is only a few min. walk away, and the Václav Havel Airport in Ruzyně can be reached in just ten minutes by car or bus. Ideal location for active lifestyle, with opportunities for long walks and cycling, tennis courts, fitness center, and a golf club and driving range.

The apartment features a living room with a fully fitted open plan kitchen, a dining area and access to the **enclosed balcony**, a bedroom, a bathroom with a walk-in shower and a toilet, a storage room, and an entrance hall with built-in wardrobes.

**Air-conditioning, hardwood floors, marble tiling**, security entry door, oversized triple glazed wooden windows, automatic exterior blinds, central / underfloor heating, washing machine, custom made kitchen, dishwasher, induction cooktop, microwave oven, video entry phone, spacious **cellar**, chip entry to the building, lift. A **garage parking** space is included. Deposit for service charges, water and heating: CZK 4,900/month. Electricity is billed separately (transfer to the tenant).



\* 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.