



## Apartment Three-bedroom (4+kk)

Sold

216.5 m<sup>2</sup>, Prague 6, Vokovice, Ke Dvoru





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Total area	263 m <sup>2</sup>
Floor area*	217 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Garden	250 m <sup>2</sup>
Parking	3 500 000 CZK
Garage	Yes
Cellar	14 m <sup>2</sup>
PENB	D
Reference number	105361

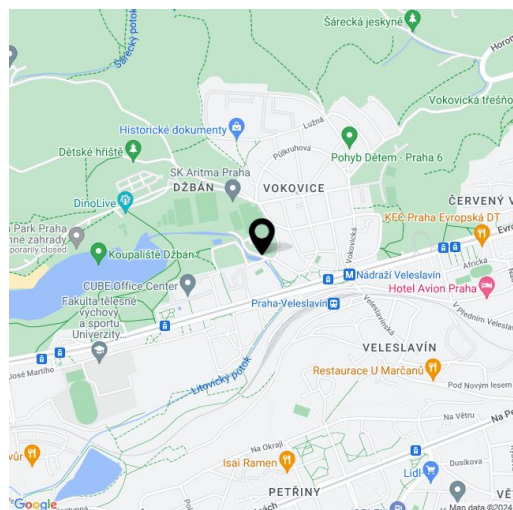
**This modern maisonette with 3 bedrooms, 2 terraces, its own garden, and 3 underground parking spaces stands out for its harmonious combination of natural colors and use of refined materials. The apartment with all the advantages of a family home represents elegant living in the privacy of the prestigious Šárecký Dvůr complex in Vokovice in the immediate vicinity of the Šárka Nature Park.**

The open space of the main living area on the ground floor consists of a living room with a kitchenette and a dining room with a double height ceiling. This creates an unusually airy space, which is filled with a set of suspended **designer lamps** of Italian production. The room has entrances to the **terrace** and to the **private garden**. The quiet zone, which is separated from the hall, consists of a **40 m<sup>2</sup> large bedroom with an en-suite bathroom**, a walk-in wardrobe, and access to **another terrace**, and a separate toilet. The upper floor, accessible via an interior staircase, consists of 2 bedrooms, one of which leads to the balcony, a bathroom, a dressing room, and another separate toilet.

**Large-format insulating triple glazing** optically enlarges the interior spaces and provides enough light for the entire household; sliding doors increase the intensity of the connection with the exterior. **Outdoor aluminum blinds** and air-conditioning in every room, **high-quality two-layer oak floors**, large-format tiles and tiles from the **Italian manufacturer Florim** are laid in the bathrooms, and **Hangrohe** and **Villeroy & Boch** sanitary ware are installed. Central heating is provided by a gas boiler with domestic water heating. The apartment includes **3 parking spaces** in the underground garage, from which there is an entrance to the **reception with 24/7 operation**, and a **cellar**. The heart of the enclosed manor with an impressive baroque gate is a courtyard with **seating in a garden full of trees**, ornamental flowers, and grass.

The **Divoká Šárka** nature reserve with the **Džbán water reservoir**, which has its own beach, paddle board rental, and other water attractions, also offers rich greenery only a few minutes' walk away. There is a **sports and entertainment park**, tennis courts, a golf club with a driving range and a fitness center directly behind the walls of the complex. The **Nádraží Veleslavín metro station**, a train station, and numerous tram stops are within walking distance. Thanks to the proximity of **Evropská Street**, **the airport**, and access to the **Prague Ring Road** are within quick reach.

Floor area 216.5 m<sup>2</sup>, terraces 40.3 m<sup>2</sup>, balcony 6 m<sup>2</sup>, garden 250 m<sup>2</sup>, cellar 14.10 m<sup>2</sup>.



\* 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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číslo / number	název / type	rozloha / size
01	předsiň / lobby	13.5 m <sup>2</sup>
02	obývací pokoj / living room	52.4 m <sup>2</sup>
03	kuchyňský kout / kitchen corner	13.9 m <sup>2</sup>
04	ložnice / bedroom	40.6 m <sup>2</sup>
05	WC	3.9 m <sup>2</sup>
06	koupelna / bathroom	8.1 m <sup>2</sup>
07	schodiště / staircase	7.8 m <sup>2</sup>
08	odoba / corridor	10.1 m <sup>2</sup>
09	ložnice / bedroom	13.4 m <sup>2</sup>
10	ložnice / bedroom	20.2 m <sup>2</sup>
11	koupelna / bathroom	11.1 m <sup>2</sup>
12	komora / pantry	5.6 m <sup>2</sup>
13	WC	1.8 m <sup>2</sup>
<b>užitná plocha / carpet area</b>		<b>202.4 m<sup>2</sup></b>
<b>podlahová plocha / floor area</b>		<b>216.5 m<sup>2</sup></b>
A	terasa / terrace	34.3 m <sup>2</sup>
B	terasa / terrace	6 m <sup>2</sup>
C	balkon / balcony	6 m <sup>2</sup>
D	zahrada / garden	250 m <sup>2</sup>