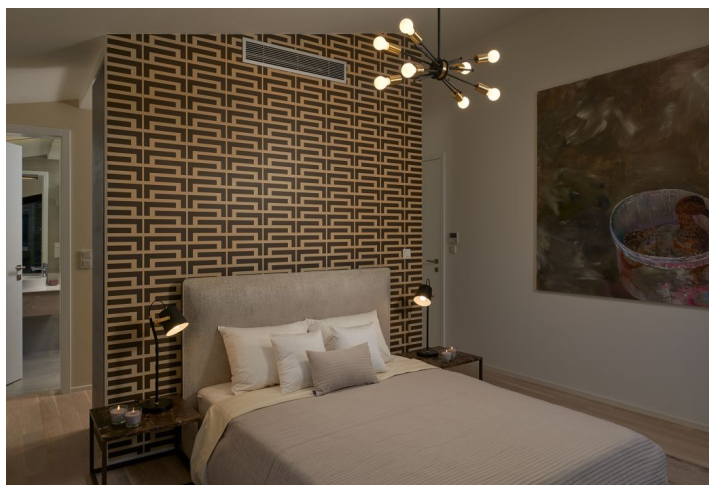
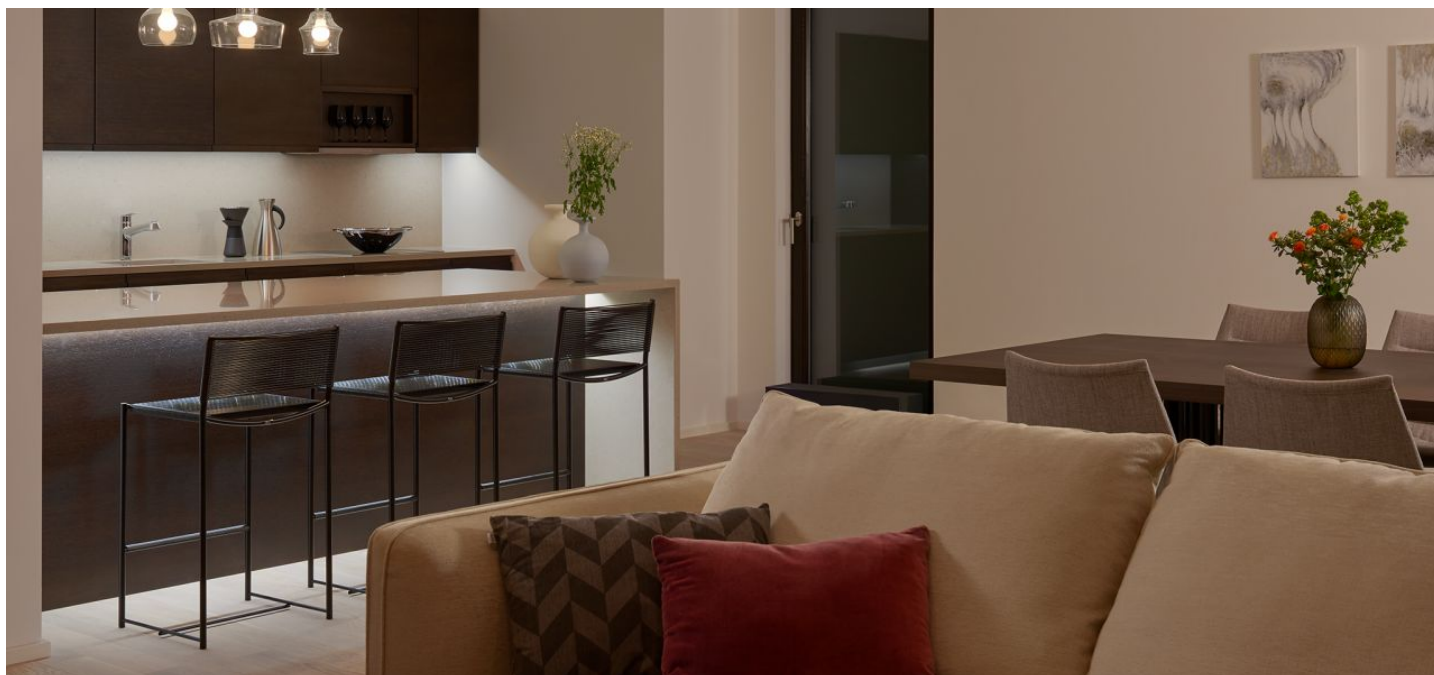




Apartment Three-bedroom (4+kk)

Ask for price

149 m², Prague 6, Vokovice, Ke Dvoru





Apartment Three-bedroom (4+kk)

Ask for price

149 m², Prague 6, Vokovice, Ke Dvoru

Total area	164 m ²
Floor area*	149 m ²
Balcony	15 m ²
Parking	1 500 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	24561

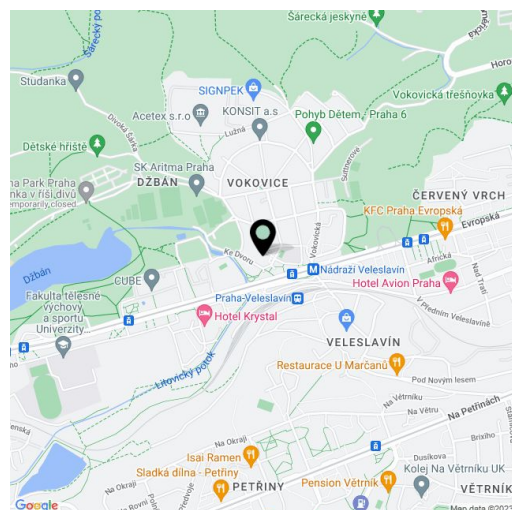
Attractive apartment boasting two enclosed balconies with a view to the greenery of a newly emerging residential project Šárecký dvůr with 51 apartments, that uniquely combines modern architecture with the elegant historic style of the preserved original features. The enclosed complex will offer 24-hour reception, secure underground parking, CCTV and a beautifully landscaped private park. Completion is scheduled for summer 2018.

The dominant of the apartment on the 3rd floor is a generous living room with kitchen, dining room and entrance to the **west-facing enclosed balcony**. The **master bedroom with en-suite bathroom** is adjacent to the **east-facing enclosed balcony**. There is also a 2 bedrooms (1 with ensuite bathroom), a spacious entrance hall, a bathroom, walk-in wardrobe 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 **2 garage parking spaces** 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 fifteen minutes by car or bus.

Floor area 148,6 m², enclosed balconies 7,7 + 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.

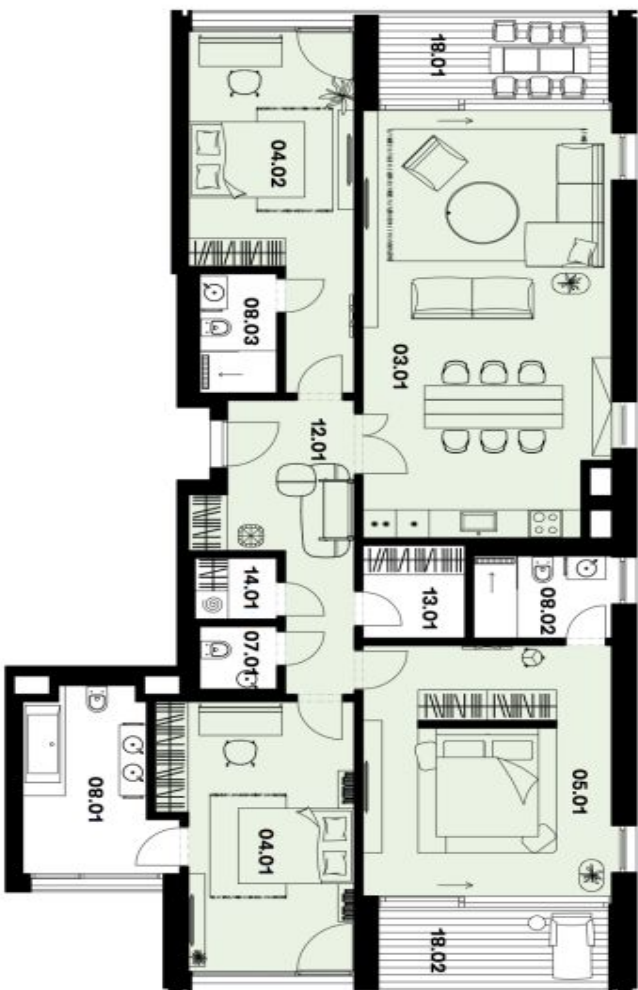


Apartment Three-bedroom (4+kk)

149 m², Prague 6, Vokovice, Ke Dvoru

Ask for price

Šárečkový
dvůr



CRESTYL



VILLA A

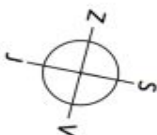


Schéma půdorysu bytu představuje předpokládané dispozice
řešení. Kuchyňská linka a nabyvek nejistou součástí bytu, veškeré
zařazení je schvázeno pouze pro účelovou. Zřetelný nábyrek
neodtahuje rozmístění elektrorozvaděče v jednotlivých místnostech.

www.sareckovydvur.cz
Issue: 03-16-0317
Architekt: Bogie Architects,
Criminal architekti

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110 00, Praha 1
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www.svoboda-williams.com

A-4.1 4.NP
4kk

Č.	Místnost	m ²
03.01	Obytný pokoj + kuchyňský kout	40.0
04.01	Pokoj	18.8
04.02	Pokoj	18.1
05.01	Ložnice	23.5
07.01	Toaleta	2.0
08.01	Koupelna + toaleta	8.9
08.02	Koupelna + toaleta	4.3
08.03	Koupelna + toaleta	3.6
12.01	Chodba	12.9
13.01	Šatna	3.7
14.01	Komora	2.0

Podlahová plocha dle NOZ **148,6**

18.01	Lodžie	7,7
18.02	Lodžie	7,7



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