



## Apartment One-bedroom (2+kk)

Ask for price

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





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Total area	90 m <sup>2</sup>
Floor area*	82 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	3 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28381

Attractive apartment boasting enclosed balcony with green views, in the newly emerging Šárecký dvůr residential project, consisting of 51 apartments. The project uniquely combines modern architecture & design with elegant & historic preserved Baroque structures. The private complex will offer 24-hour reception, secure underground parking, CCTV and a beautifully landscaped private park.

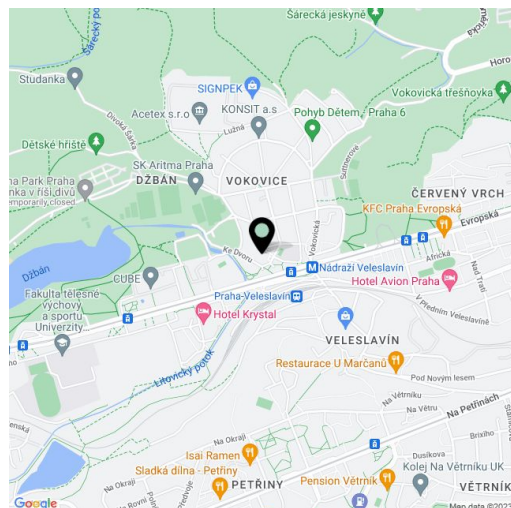
The dominant of the apartment on the 2nd floor is a generous living room with a kitchen, dining room and entrance to an **east-facing enclosed balcony**. There is also a master bedroom, an entrance hall, a separate toilet and a utility room.

Standards include BARKOTEX **two-layer oak floors**, large format tiles, **wooden windows with triple insulation glass** shielded by outdoor aluminum blinds, Hanak 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 3 garage parking spaces 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.

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

Floor area 81.8 m<sup>2</sup>, enclosed balcony 7.7 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.

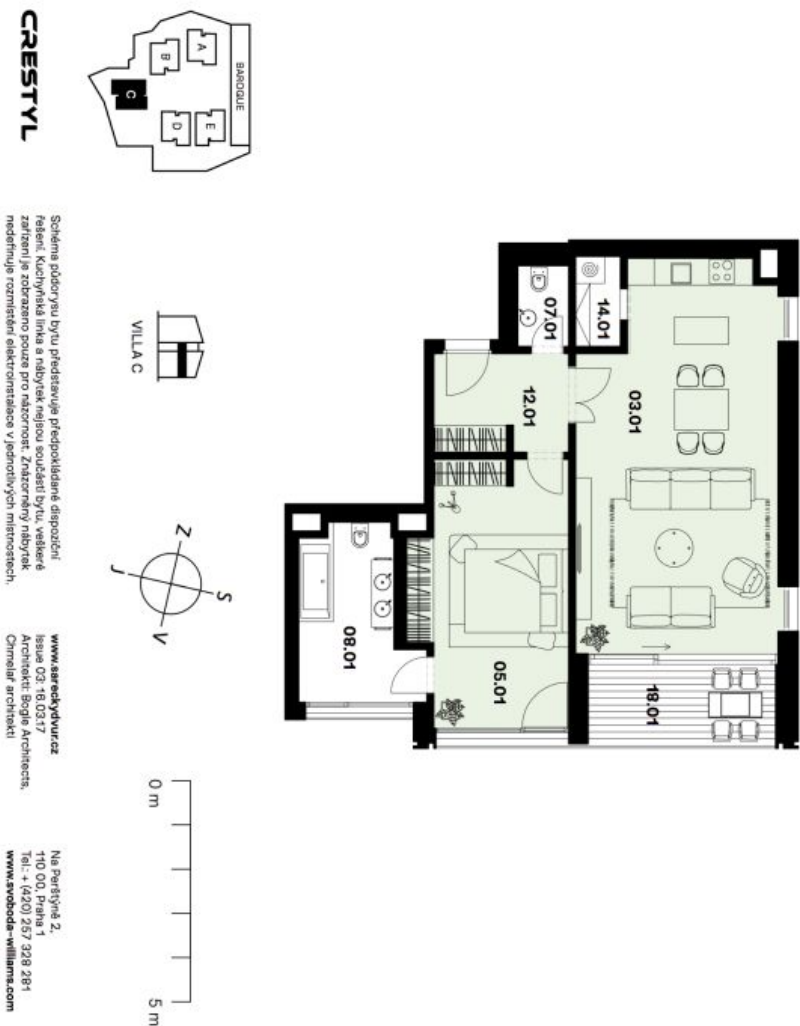


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Šarecký  
dvůr



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## C-3.1 3.NP 2KK

Č.	Místnost	m <sup>2</sup>
03.01	Obyvací pokoj + kuchyňský kout	36,8
05.01	Ložnice	19,4
07.01	Toaleta	2,0
08.01	Koupelna + toaleta	8,9
12.01	Chodba	7,2
14.01	Koridór	2,1

Podlahová plocha dle NOZ 81,8

18.01 Lodžie 7,7