



## Apartment Three-bedroom (4+kk)

Ask for price

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





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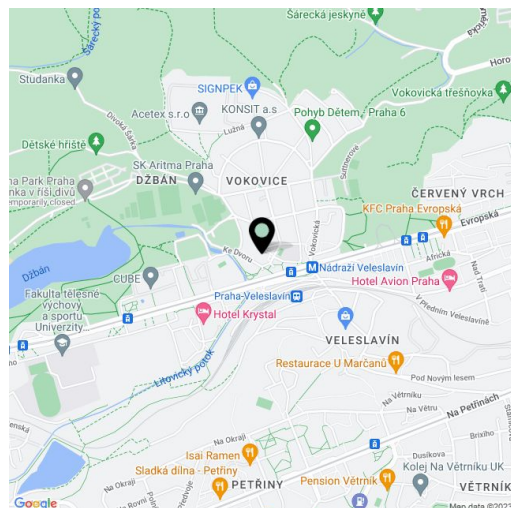
Total area	164 m <sup>2</sup>
Floor area*	149 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	1 000 000 CZK
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28384

Attractive apartment boasting two enclosed balconies 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 3th floor is a generous living room with a kitchen, dining room and entrance to an **west-facing enclosed balcony**. The master bedroom with en-suite bathroom is adjacent to a **east-facing enclosed balcony**. There are also a 2 bedrooms with ensuite bathrooms, a spacious entrance hall, a separate toilet and 2 walk in wardrobes. The apartment is offered in a state of **white walls**, which allows completion according to the owner's needs and wishes. **The purchase price includes garage for 2 cars, parking space 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 Veleslavin 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 148.6 m<sup>2</sup>, enclosed balconies 7.7 + 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.

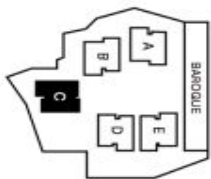
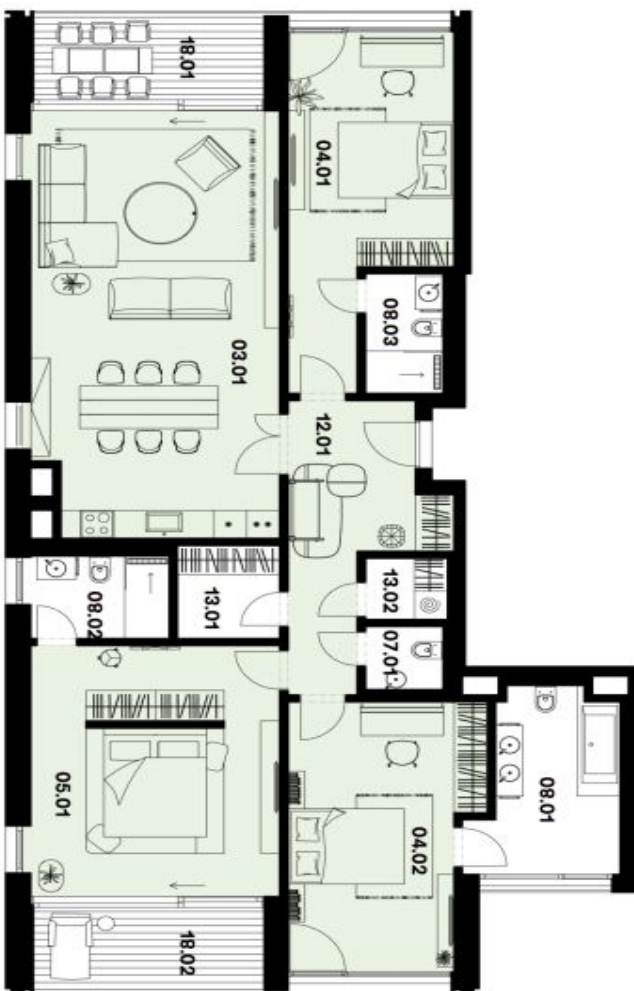


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Šárečský  
dvůr



CRESTYL

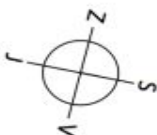


Schéma půdorysu bytu představuje předpokládané dispozice včetně kuchyňské linky a nabytí nejistou součástí bytu, veškeré zařízení je zahrnuto pouze pro názornost. Zřetelný nábytek neodtahuje rozmístění elektrorozvaděče v jednotlivých místnostech.

www.sareckydvur.cz  
Issue: 03-18-0317  
Architekt: Bogie Architects,  
Crimealr architekti

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110 00, Praha 1  
Tel.: + (420) 257 328 281  
www.svoboda-williams.com

## C-4.1 4.NP 4kk

Č.	Místnost	m <sup>2</sup>
03.01	Obytný pokoj + kuchyňský kout	40.0
04.01	Pokoj	23.5
04.02	Pokoj	18.8
05.01	Ložnice	27.2
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
13.02	Šatna	2.1

Podlahová plocha dle NOZ		148,6
18.01	Lodžie	7,7
18.02	Lodžie	7,7



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