



Apartment Three-bedroom (4+kk)

Ask for price

163 m², Prague 6, Vokovice





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Total area	178 m ²
Floor area*	163 m ²
Terrace	15 m ²
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28518

* 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.

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 an **east-facing enclosed balcony**. There are also 2 bedrooms, a spacious entrance hall, a bathroom, 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 2 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.

Floor area 162.5 m², enclosed balconies 7.7 + 7.7 m².

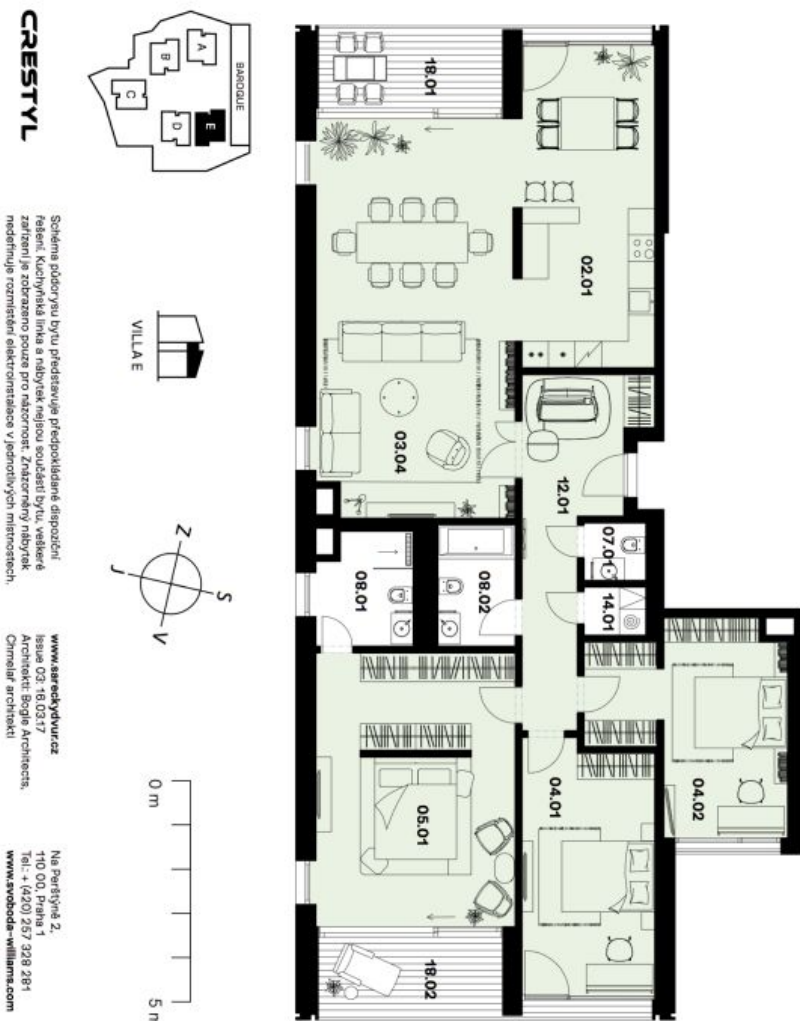


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Šárečský
dvůr



SCHEMA PODORYSU BYTU PŘEDSTAVUJE PŘEDPOKLÁDANÉ DISPOZICI
ŘEŠENÍ. KUCHYŇSKÁ LINKA A NÁBYTEK NEJLÉPŠÍ SOUČÁSTÍ BYTU, VŠECH
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NEDEKLUJE ROZMĚRY ELEKTROINSTALACE V JEDNOTLIVÝCH MÍSTNOSTECH.

www.sareckydvur.cz
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Architekt: Bogie Architects,
Chmelář architekti

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Č.	Místnost	m ²
02.01	Kuchyň	10,9
03.04	Obývací pokoj + jídelna	51,3
04.01	Pokoj	17,8
04.02	Pokoj	17,0
05.01	Ložnice	27,4
07.01	Toalet	1,9
08.01	Koupelna + toalet	5,4
08.02	Koupelna + toalet	4,7
12.01	Chodba	14,9
14.01	Komora	1,7
Podlahová plocha dle NOZ		162,5
18.01	Lodžie	7,7
18.02	Lodžie	7,7



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