



Apartment Four-bedroom (5+kk)

Ask for price

257 m², Prague 6, Vokovice





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Total area	257 m ²
Parking	1 500 000 CZK
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28521

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

On the ground floor there is entrance to the apartment. The dominant of the apartment on the 1st floor is a spacious living room with a kitchen and dining room. There is also a bedroom with ensuite bathroom, spacious entrance hall, a separate toilet and a utility room. The 2nd floor consists of 3 bedrooms (1 with ensuite bathroom), a bathroom and a hall. The apartment is offered in a state of **shell and core**, which allows completion according to the owner's needs and wishes. **The purchase price includes garage for 2 cars and a cellar.**

Location in a pleasant, lovely area of Prague 6 offers 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 257 m².



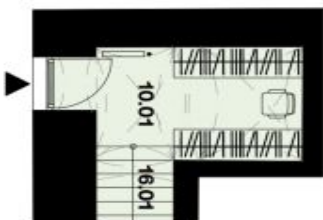
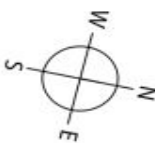
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CRESTYL



The floor plan represents the expected layout of the apartment. The kitchen unit and the furniture are not parts of the apartment as it is supplied to the client, all amenities and equipment are depicted solely for the purposes of illustration.

www.sareckyydvor.cz
Issue: 03.16.03.17
Architects: Bogie Architects,
Criminal architekti

Na Perštýně 2,
110 00, Praha 1
Phone: + (420) 257 328 281
www.svoboda-williams.com

Q4 1.+2.+3.NP DUPLEX 5kk

No.	Room	m ²
10.01	Entry	7,98
16.01	Stairs	8,38
Floor area		257,0



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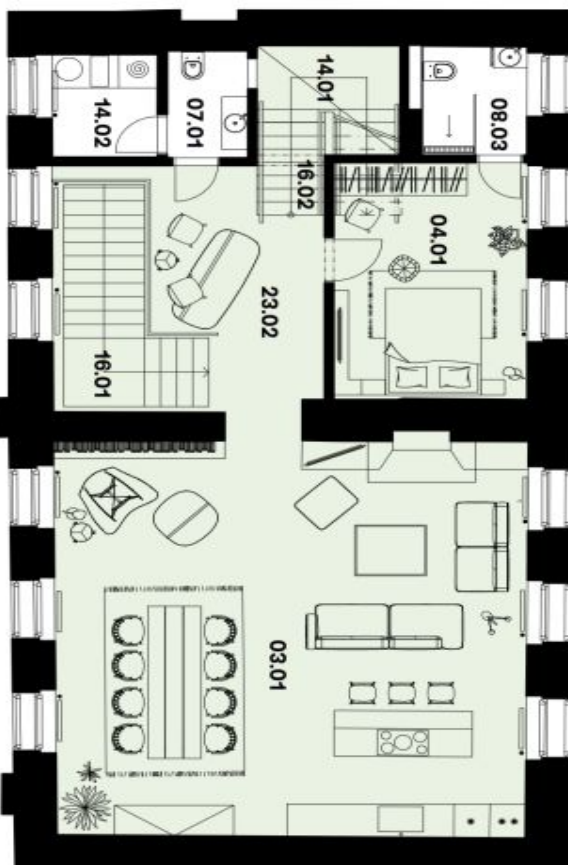
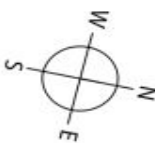
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Šárečský
dvůr

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Q4 1.+2.+3.NP DUPLEX 5KK

No.	Room	m ²
03.01	Living room + kitchen	62,57
04.01	Room	15,37
07.01	Toilet	8,39
08.03	Bathroom + toilet	4,03
14.01	Utility room	3,69
14.02	Utility room	2,93
16.01	Stairs	8,38
16.02	Stairs	8,05
23.02	Hall	12,61
Floor area		257,0



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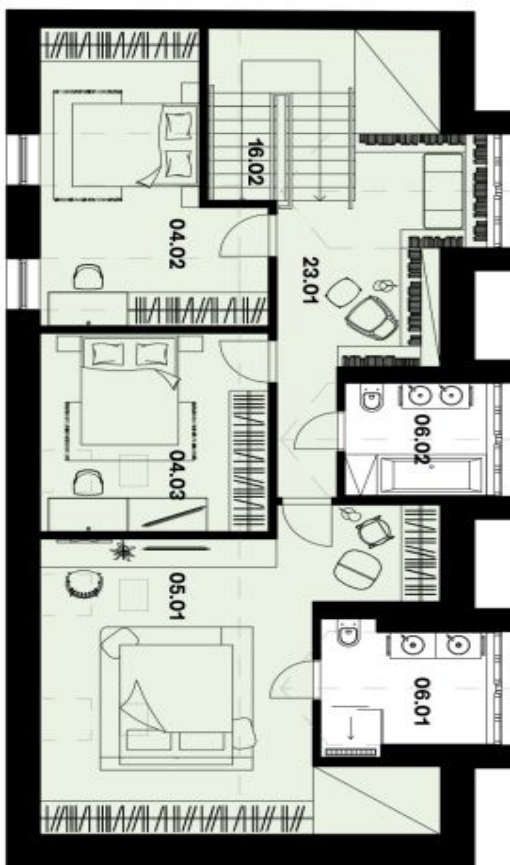
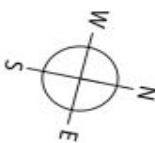
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Q4 1.+2.+3.NP DUPLEX 5KK

No. Room	m ²
04.02 Room	(17,89) 15,24
04.03 Room	(14,58) 12,44
05.01 Master bedroom	(32,98) 27,76
06.01 Bathroom + toilet	6,42
06.02 Bathroom + toilet	5,18
16.02 Stairs	8,05
23.01 Hall	(17,51) 14,35
Floor area	257,0



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