



Apartment Two-bedroom (3+kk)

Ask for price

137 m², Praha 6, Vokovice, Ke Dvoru





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Total area	152 m ²
Floor area*	137 m ²
Terrace	15 m ²
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28614

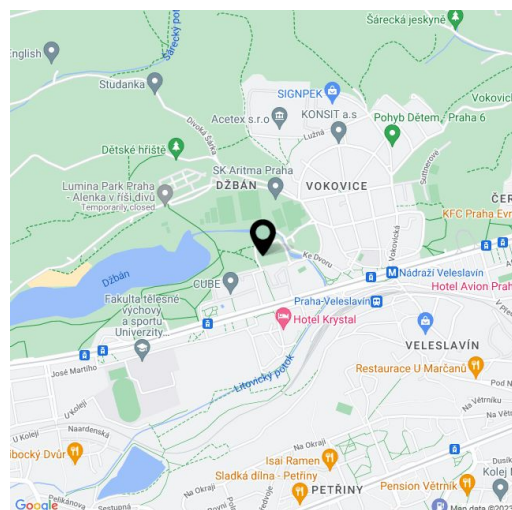
Attractive apartment boasting two enclosed balconies with green views, situated in the newly emerging Šárecký dvůr residential project, consisting of 51 apartments. The project uniquely combines modern architecture & design with elegant & historic preserved Baroque structures. The private complex will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

The main feature 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**. The **master bedroom with an en-suite bathroom** is adjacent to a **west-facing enclosed balcony**. There is also a second bedroom, a spacious entrance hall, a bathroom, and a walk-in closet.

Standards include BARKOTEX **double layer oak floors**, large-format tiles, **insulated triple-glazed wooden windows** shaded by outdoor aluminum blinds, Hanak top quality interior veneered doors, Hüppe, Laufen, and Hansgrohe bathroom sanitary ware and fixtures, and wood-plastic and glass railings in the enclosed balconies and terraces. Heating and hot water is provided by a central gas boiler.

Located in a pleasant, lovely area of Prague 6, offering a full spectrum of public amenities, greenery, and quick access to the center as well as to the airport. The complex is located close to the Džbán reservoir and the Divoká Šárka Nature Reserve: active lifestyle lovers can take full advantage of the area, which is perfectly suitable for cycling, hiking, in-line skating, jogging, or even swimming and golfing, plus skating in winter. The city and everything it has to offer will be at your fingertips - the Veleslavín metro station with swift connections to the 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 136.6 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.

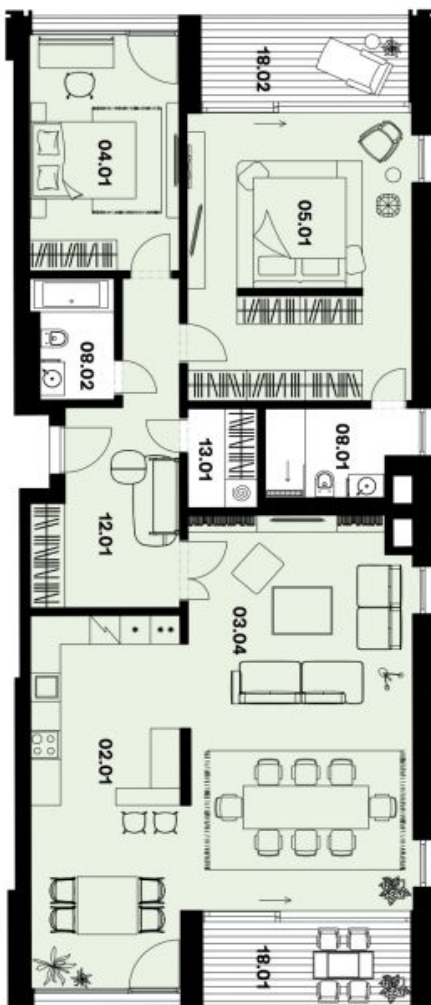
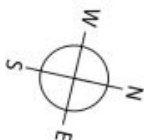
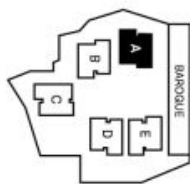


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Šárečský
dvůr



A-3.1 3.NP
3kk

No.	Room	m ²
02.01	Kitchen	12,1
03.04	Living room + dining room	48,3
04.01	Room	14,8
05.01	Master bedroom	27,1
08.01	Bathroom + toilet	5,2
08.02	Bathroom + toilet	4,0
12.01	Corridor	14,6
13.01	Dressing room	2,9
Floor area		136,6
18.01	Loggia	7,7
18.02	Loggia	7,7

