



## Apartment One-bedroom (2+kk)

€ 973 399 | CZK 24 700 000

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





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|                  |                        |
|------------------|------------------------|
| Total area       | 126 m <sup>2</sup>     |
| Floor area*      | 108 m <sup>2</sup>     |
| Terrace          | 18 m <sup>2</sup>      |
| Garden           | 53 m <sup>2</sup>      |
| Parking          | 1 garage parking space |
| Garage           | Yes                    |
| Cellar           | Yes                    |
| PENB             | B                      |
| Reference number | 43335                  |

This attractive apartment boasting a terrace and a front garden is situated in the newly emerging Šárecký dvůr residential project, which uniquely combines modern architecture & design with elegant & historic preserved structures. The enclosed complex will offer a 24-hour reception, secure underground parking, CCTV, and a beautifully landscaped private park.

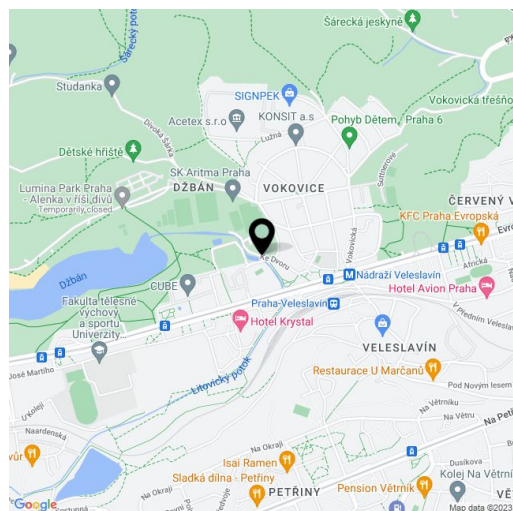
The dominant feature of the apartment on the ground floor is a generous living room with a kitchen, dining area, and access to a **terrace and front garden**. There is also a bedroom with an en-suite bathroom, a study, a separate toilet, and a vestibule.

The apartment is **finished** to a standard that includes **floors**, tiling and paving, **wooden windows** with insulating triple glazing, interior doors, bathroom sanitary ware, and furnishings. Heating is by a gas boiler. **The apartment is offered including equipment, a garage for 2 cars, and a cellar.**

**Located in a pleasant area** of Prague 6, offering full public amenities, plenty of 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 107.5 m<sup>2</sup>, terrace 18.39 m<sup>2</sup>, front garden 52.87 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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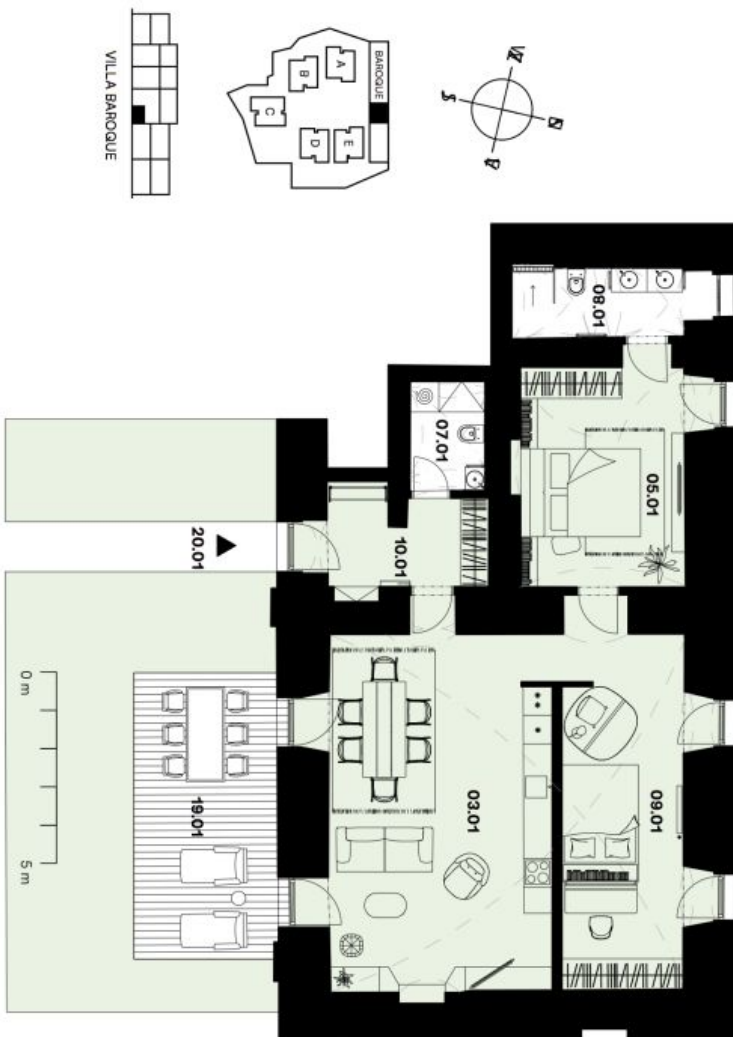
Šarecký  
dvůr

CRESTYL

Schéma podorysu bytu představuje předpokládané dispozici/řízení. Kuchyňská linka a nábytek nejistou součástí bytu, veškeré zařízení je zobrazeno pouze pro náčrtnost. Zřetelný nábytek modeluje rozmístění elektroroztače v jednotlivých místnostech.

www.sareckydvur.cz  
Issue 03: 18.03.17  
Architekt: Bogie Architects,  
Chmelář architekti

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## Q5 1.NP 2KK

| Č.    | Místnost                       | m <sup>2</sup> |
|-------|--------------------------------|----------------|
| 03.01 | Obyvací pokoj + kuchyňský kout | 37,88          |
| 05.01 | Ložnice                        | 17,55          |
| 07.01 | Toaleta                        | 3,69           |
| 08.01 | Koupelna + toaleta             | 5,32           |
| 09.10 | Pracovna                       | 21,90          |
| 10.01 | Předsiň                        | 7,55           |

### Podlahová plocha dle NOZ

|       |              |       |
|-------|--------------|-------|
| 19.01 | Terasa       | 18,39 |
| 20.01 | Předzahrádka | 52,87 |



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