



Apartment One-bedroom (2+kk)

€ 978 024 | CZK 24 700 000

108 m², Prague 6, Vokovice, Ke Dvoru





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Total area	126 m ²
Floor area*	108 m ²
Terrace	18 m ²
Garden	53 m ²
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.

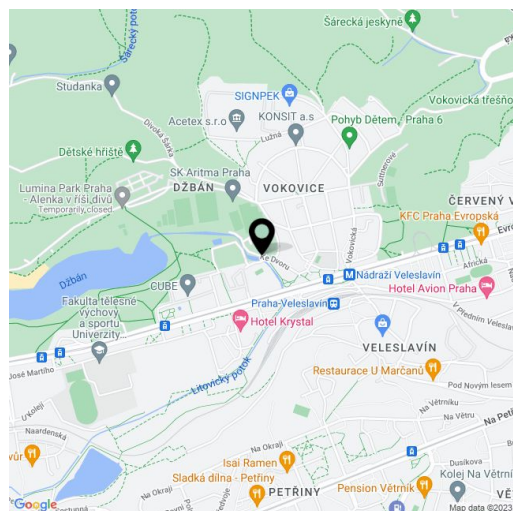
The dominant feature of the apartment on the ground floor is a generous living room with a kitchen, dining area, and access to a **terrace and front garden**. There is also a bedroom with an en-suite bathroom, a study, a separate toilet, and a vestibule.

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 m², terrace 18.39 m², front garden 52.87 m².

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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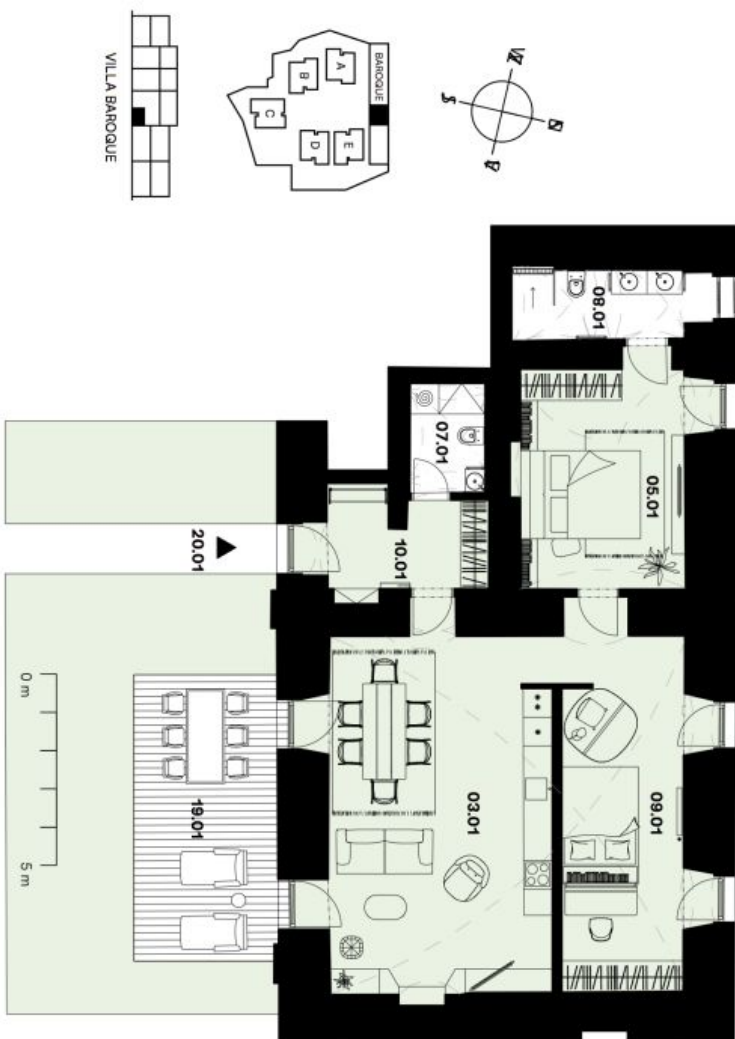
Šárečský
dvůr

CRESTYL

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

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

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Q5 1.NP
2KK

Č.	Místnost	m ²
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 107,5

19.01	Terasa	18,39
20.01	Předzahrádka	52,87



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