



## Apartment One-bedroom (2+kk)

€ 976 671 | CZK 24 700 000

108 m<sup>2</sup>, Praha 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.

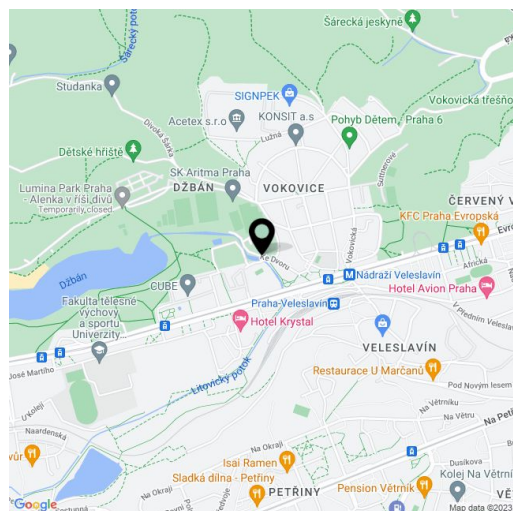
The dominant feature of the apartment on the ground floor is a generous living room with a kitchen, dining area, and access to a **terrace and front garden**. There is also a bedroom with an en-suite bathroom, a study, a separate toilet, and a vestibule.

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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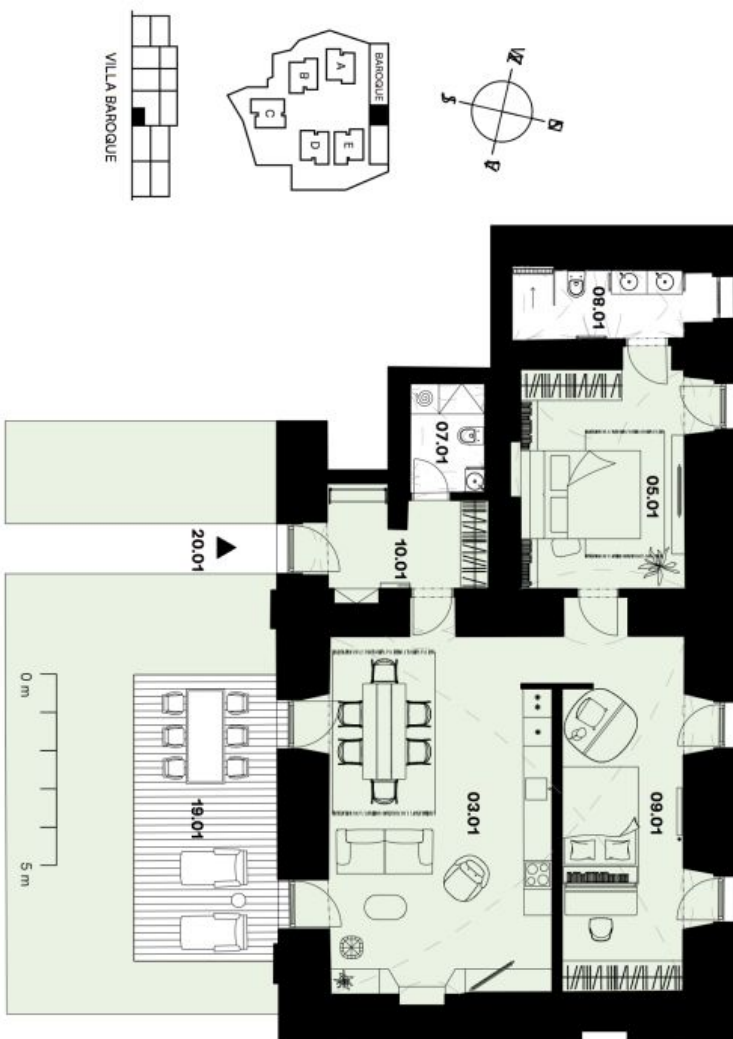
Šarecký  
dvůr

CRESTYL

Schéma podorysu bytu představuje předpokládané dispozici  
řazení. Kuchyňská linka a nábytek nejistou součástí bytu, veškeré  
zařazení je zobrazeno pouze pro náčrtnost. Zřetelný nábytek  
mohou být rozmístěni elektronika 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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