



## Apartment Two-bedroom (3+kk)

Sold

130 m<sup>2</sup>, Prague 6, Liboc, Libocká





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Total area	144 m <sup>2</sup>
Floor area*	130 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Garden	37 m <sup>2</sup>
Parking	garage parking space CZK 570.000 incl. VAT
Garage	Yes
Cellar	Yes
PENB	A
Reference number	32986

This garden apartment with a southeast-facing terrace will be part of Residence U Hvězdy, which is currently being built. Residents can enjoy a private garden adjacent to the Hvězda River and pleasant living thanks to modern technologies and high-quality materials. A location with plenty of greenery, a rich selection of services, and quick connections to the city center and the airport. The completion is scheduled for 2Q/2021.

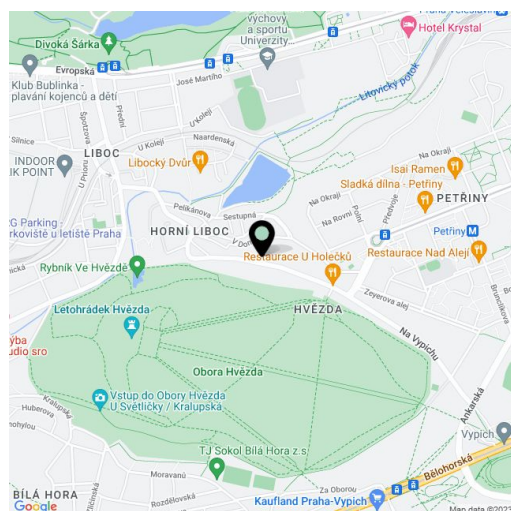
The interior is designed as a 2-bedroom apartment with a more than **60-meter living room with a kitchen and dining area**, an adjacent terrace, 2 bedrooms, a bathroom, a guest toilet, and a large entry hall.

The **passive building** ensures minimal energy costs and everyday thermal comfort regardless of the outdoor temperature. The high standard facilities include, among other things, a **heat recovery unit**, brushed **oak veneer floors**, large-format tiles (60x60 and 60x30 cm), heat and acoustically insulated maintenance-free **aluminum windows** with exterior blinds, or Villeroy & Boch, Hansgrohe, Grohe, and Hülpe sanitary ware. Central heating from the central boiler room (with gas condensing boilers). Security is ensured by a camera and electronic security system, contactless key entry to the building, a NEXT security entrance door to the apartment (class 3), or a videophone with a color screen in the building. The unit comes with a **cellar**. It is possible to purchase a garage parking space. The garage is equipped with a **charging station for electric cars**.

Within walking distance, there are kindergartens and elementary schools, a high school, and shopping opportunities from small bakeries and farm shops to supermarkets. The residential area has an abundance of green spaces – gardens, landscaped lawns, mature trees, and playgrounds. Within easy reach are several large parks that are ideal for sports activities and relaxation: Hvězda Park, **Ladronka Park**, and the **Divoká Šárka Nature Reserve**. Another advantage is the Petřiny metro station, thanks to which **you will get to the city center within 10 minutes**. Equally fast is the drive to the airport. There are also several tram and bus stops nearby.

Floor area 133.3 m<sup>2</sup>, terrace 14.1 m<sup>2</sup>, garden 36.9 m<sup>2</sup>, cellar 2,7 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.



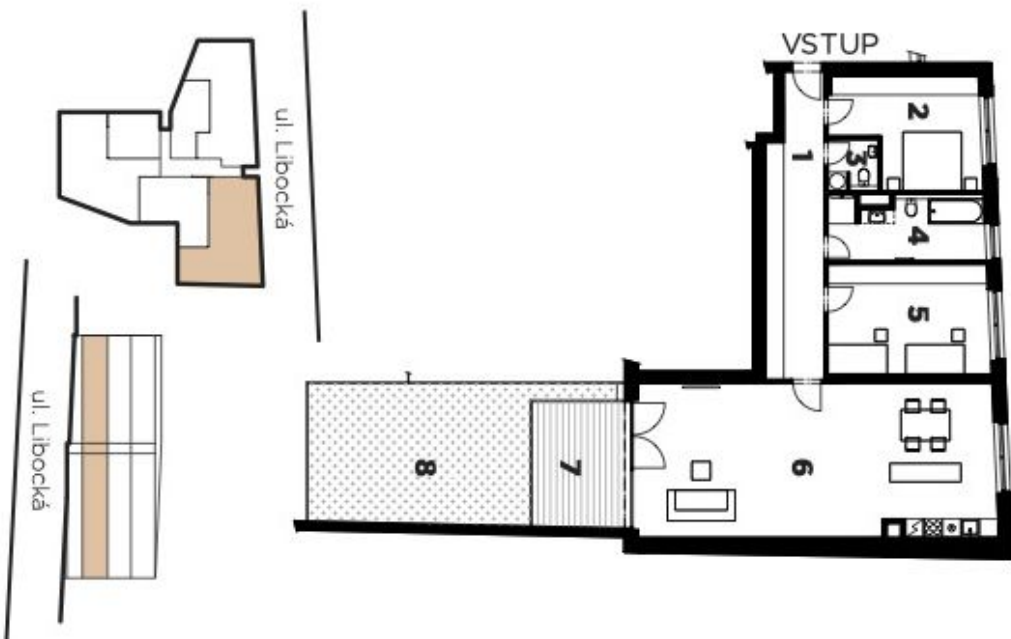
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Byt č. 1.2 / 1. NP orientace: JS

**3+kk** | **184,3 m<sup>2</sup>**

1	Hala	19,3 m <sup>2</sup>
2	Pokoj	17,2 m <sup>2</sup>
3	WC	2,9 m <sup>2</sup>
4	Koupelna	9,2 m <sup>2</sup>
5	Pokoj	20,7 m <sup>2</sup>
6	Obýtný prostor	64,0 m <sup>2</sup>
<b>Celková podlahová plocha bytu*</b>		<b>133,3 m<sup>2</sup></b>
7	Terasa	14,1 m <sup>2</sup>
8	Zahrádka	36,9 m <sup>2</sup>
<b>Celková plocha</b>		<b>184,3 m<sup>2</sup></b>

\* podlahová plocha znamená vnitřní podlahovou plochu všech místností domu, včetně půdorysné plochy všech svahových nosných i nenosných konstrukcí uvnitř domu, která je stanovená v souladu s definicí uvedenou v § 3 nařízení vlády č. 356/2013 Sb., ze dne 30. října 2013, o úpravě některých záležitostí souvisejících s bytovým společenstvím.

\*\* cena garážového stání je 570 000,- Kč vč. DPH. Cena bytu je včetně sítěpu.

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