



Apartment Studio (1+kk)

Sold

45 m², Praha 6, Liboc, Libocká





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Total area	50 m ²
Floor area*	45 m ²
Terrace	5 m ²
Garden	9 m ²
Parking	garage parking space CZK 570.000 incl. VAT
Garage	Yes
Cellar	Yes
PENB	A
Reference number	32989

This garden apartment with a south-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. Approved.

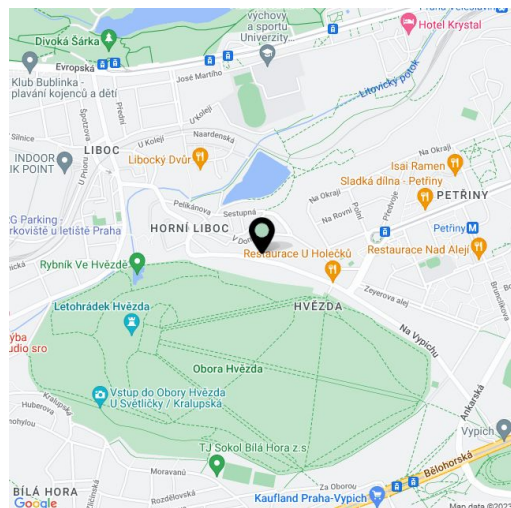
The interior is designed as a studio apartment with a **large living area with a kitchen and dining area**, an adjacent terrace, a bathroom, and an entry hall.

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 floor**, large-format tiles (60x60 and 60x30 cm), heat and acoustically insulated maintenance-free **aluminum windows** with exterior blinds, or Villeroy & Boch, Hansgrohe, Grohe, and Hüppe 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 45.5 m², terrace 5.2 m², garden 9.3 m², cellar 2,7 m².

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



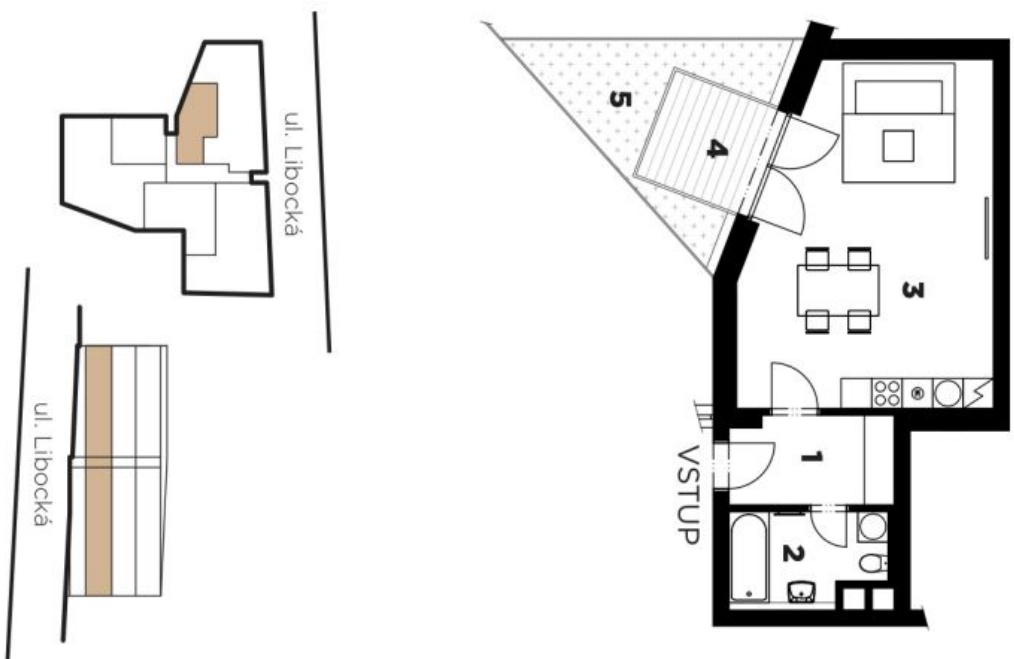
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Byt č. 1.3 / 1. NP orientace: J

1+kk | **59,1 m²**

1	Chodba	6,6 m ²
2	Koupelna	4,3 m ²
3	Obytný prostor	33,7 m ²

Celková podlahová plocha bytu* **44,6 m²**

4	Terasa	5,2 m ²
5	Zahrádka	9,3 m ²

Celková plocha **59,1 m²**

* podlahová plocha znamená vnitřní půdorysnou plochu všech místností domu, včetně půdorysné plochy všech svislých nosných i nenosných konstrukcí uvnitř domu, která je stanovena v souladu s definicí uvedenou v § 3 nařízení vlády č. 366/2013 Sb., ze dne 30. října 2013, o úpravě některých záležitostí souvisejících s bytovým spolevnictvím.

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