



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	119 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	garage parking space CZK 570.000 incl. VAT
Garage	Yes
Cellar	Yes
PENB	A
Reference number	33015

This apartment with a southwest-facing terrace is situated on the 2nd floor 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.

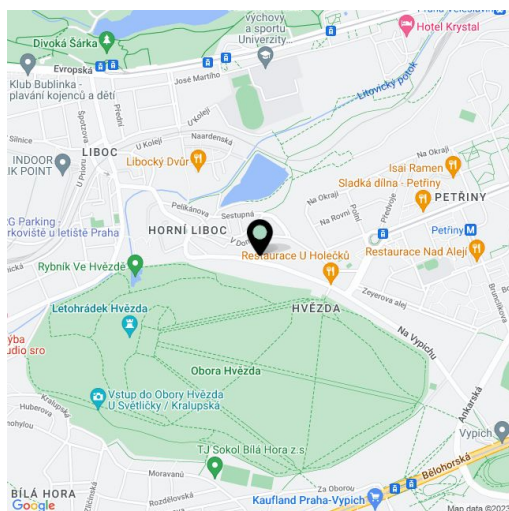
The interior is designed as a 2-bedroom apartment with an **almost 50-meter living room with a kitchen and dining area**, an adjacent terrace, 2 bedrooms, a bathroom, a guest toilet, a large entry hall, and a storeroom.

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 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 104.7 m<sup>2</sup>, terrace 14.4 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.



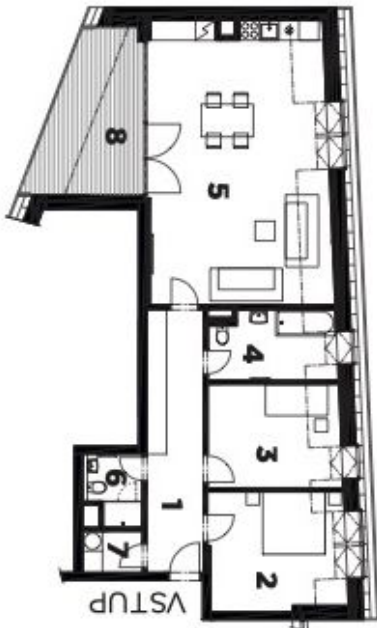
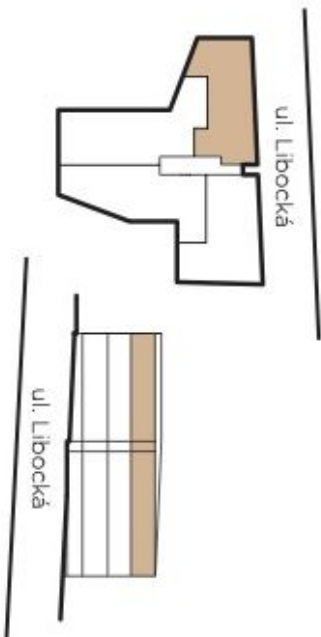
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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## Byt č. 3.1 / 3. NP orientace: JS

# 3+kk | 119,1 m<sup>2</sup>

1	Hala	14,4 m <sup>2</sup>
2	Pokoj	15,3 m <sup>2</sup>
3	Pokoj	13,2 m <sup>2</sup>
4	Koupelna	7,0 m <sup>2</sup>
5	Obytný prostor	48,9 m <sup>2</sup>
6	WC	3,6 m <sup>2</sup>
7	Komora	2,3 m <sup>2</sup>
<b>Celková podlahová plocha bytu*</b>		<b>104,7 m<sup>2</sup></b>
8	Terasa	14,4 m <sup>2</sup>
<b>Celková plocha</b>		<b>119,1 m<sup>2</sup></b>

\* podlahová plocha znamená vnitřní podlahovou plochu všech místností domu, včetně podlahové plochy všech svazích 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 bytovými společenstvími.  
\*\* cena garážového stávk je 570 000,- Kč vč. DPH. Cena bytu je včetně sklepu.

+420 257 328 281 | info@rezidenceuhvezdy.cz | www.rezidenceuhvezdy.cz

