



Apartment Two-bedroom (3+kk)

Sold

105 m², Prague 6, Liboc, Libocká

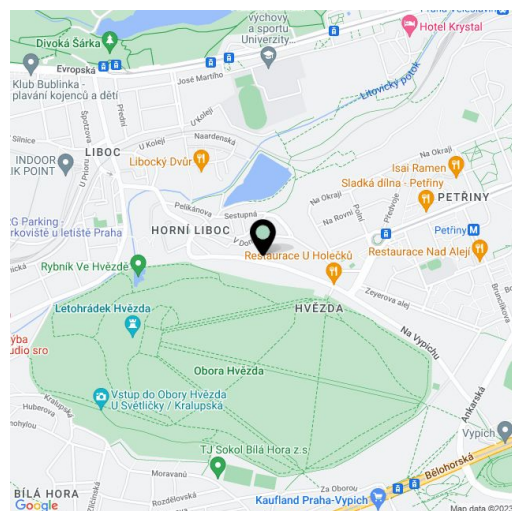




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Total area	119 m ²
Floor area*	105 m ²
Terrace	14 m ²
Parking	garage parking space CZK 570.000 incl. VAT
Garage	Yes
Cellar	Yes
PENB	A
Reference number	33015



* 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.

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 m², terrace 14.4 m², cellar 2.7 m².

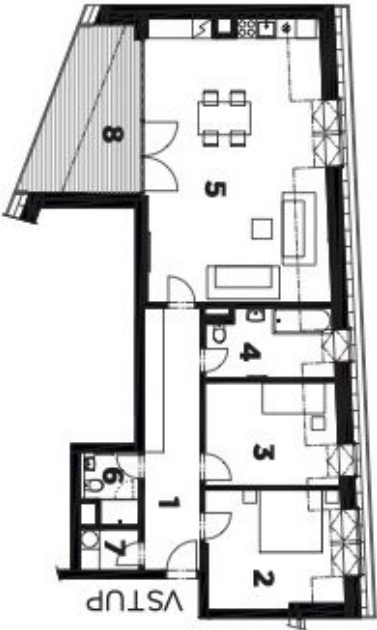
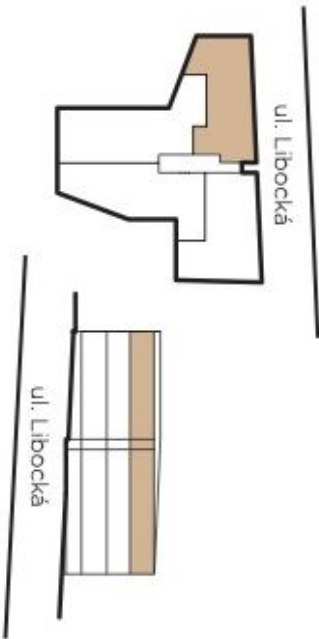
In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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Byt č. 3.1 / 3. NP

orientace: JS

3+kk

119,1 m²

1	Hala	14,4 m²
2	Pokoj	15,3 m²
3	Pokoj	13,2 m²
4	Koupelna	7,0 m²
5	Obýtný prostor	48,9 m²
6	WC	3,6 m²
7	Komora	2,3 m²
Celková podlahová plocha bytu*		104,7 m²
8	Terasa	14,4 m²
Celková plocha		119,1 m²

* podlahová plocha znamená vnitřní podlahovou plochu všech místností domu včetně podlahových ploch všech svých nosných i nenosných konstrukcí uvnitř domu, která je stavena v souladu s dekretem vlády č. 366/2013 Sb., ze dne 30. října 2013, o úpravě některých záležitostí souvisejících s bytovým hospodářstvím.

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

