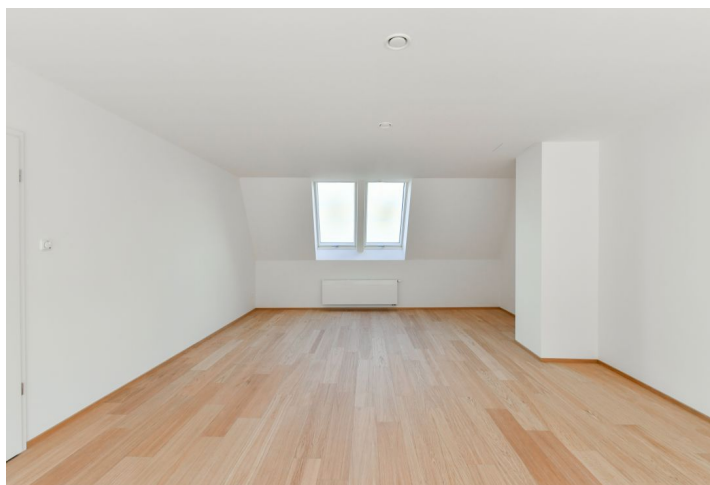




## Apartment Two-bedroom (3+kk)

Sold

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





## Apartment Two-bedroom (3+kk)

**Sold**113 m<sup>2</sup>, Prague 6, Liboc, Libocká

Total area	123 m <sup>2</sup>
Floor area*	113 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	garage parking space CZK 600.000 incl.VAT
Garage	Yes
Cellar	Yes
PENB	B
Reference number	33016

This apartment with a south-facing terrace is situated on the 2nd floor of a new U Hvězdy Residence. 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.

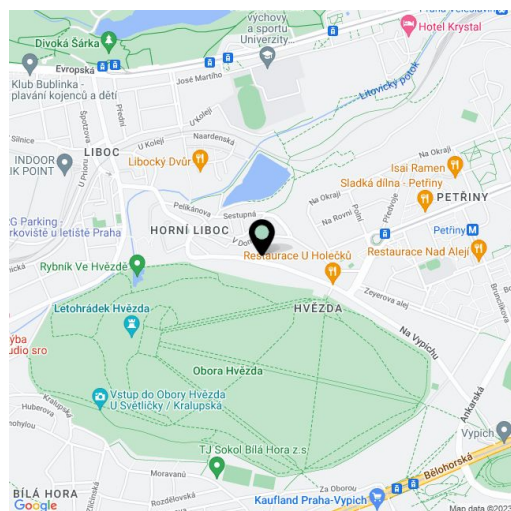
The interior is designed as a 2-bedroom apartment with a **50-meter living room with a kitchen and dining area**, an adjacent terrace, 2 bedrooms, a bathroom, a guest toilet, and a large entry hall.

The **energy-efficient 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 113.9 m<sup>2</sup>, terrace 10 m<sup>2</sup>, cellar 2,7 m<sup>2</sup>.

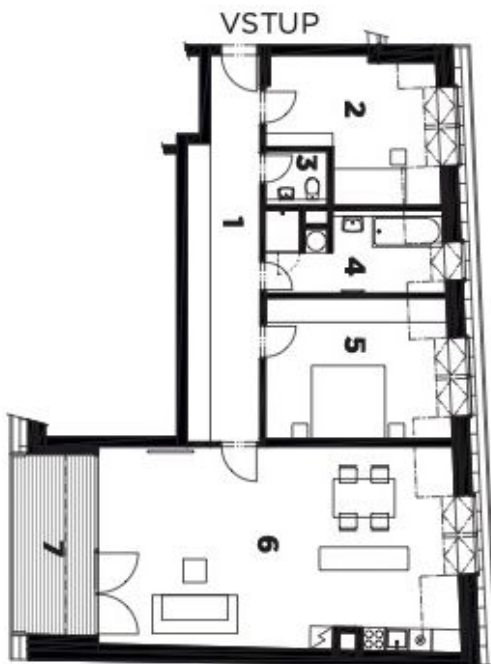
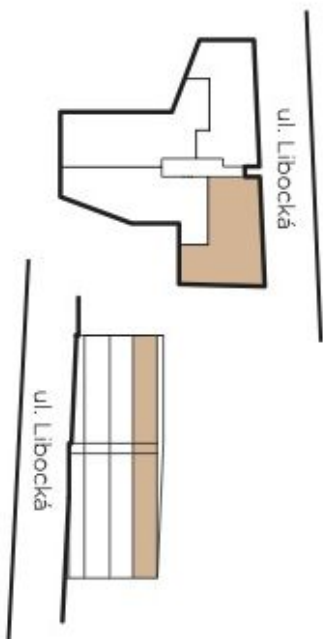
In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.



# Apartment Two-bedroom (3+kk)

113 m<sup>2</sup>, Prague 6, Liboc, Libocká**Sold****Byt č. 3.2 / 3. NP orientace: JS****3+kk | 123,9 m<sup>2</sup>**

1	Hala	19,2 m <sup>2</sup>
2	Pokoj	15,3 m <sup>2</sup>
3	WC	2,6 m <sup>2</sup>
4	Koupelna	8,1 m <sup>2</sup>
5	Pokoj	18,4 m <sup>2</sup>
6	Obýtný prostor	50,3 m <sup>2</sup>
<b>Celková podlahová plocha bytu*</b>		<b>113,9 m<sup>2</sup></b>
7	Terasa	10 m <sup>2</sup>
<b>Celková plocha</b>		<b>123,9 m<sup>2</sup></b>

\* podlahová plocha znamená vnitřní podlahovou plochu všech místností domu, včetně plochy vstupu, všech svítilen, nosných i nenosných konstrukcí uvnitř domu, která je stavěna 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 spoluvlastnictvím.

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

+420 257 328 281 | [info@rezidenceuhvezdy.cz](mailto:info@rezidenceuhvezdy.cz) | [www.rezidenceuhvezdy.cz](http://www.rezidenceuhvezdy.cz)



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