



## Apartment Two-bedroom (3+kk)

Sold

90 m<sup>2</sup>, Praha 6, Liboc, Naardenská





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Total area	155 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Terrace	65 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	33287

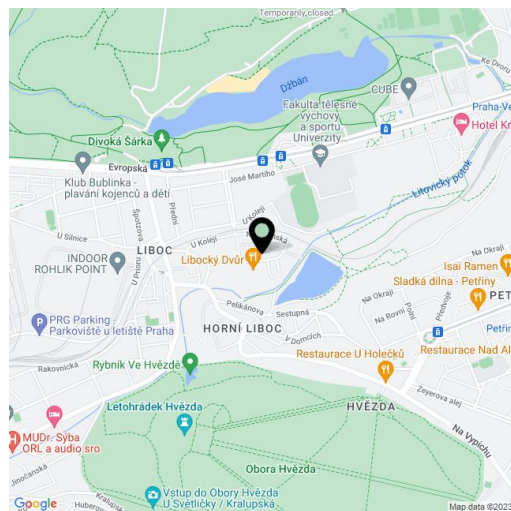
This modern 2-bedroom apartment with a 65 sq. m. south-facing terrace and beautiful views of the Hvězda Summer Palace and the surrounding greenery is situated on the 5th topmost floor of a residential complex with a security guard and underground parking. A quiet location in the immediate vicinity of Libocký Pond, near the Hvězda Game Reserve and Divoká Šárka Nature Reserve.

The bright interior consists of 2 separate bedrooms, a living room with a fully equipped kitchen and a dining area, a bathroom with a bathtub, bidet, and toilet, a walk-in closet, a utility room, and an entrance hall. **The terrace** is accessible from all main rooms.

Facilities include **oak floors**, wooden Euro windows with electric blinds, a security entrance door, and a video entry phone. Heating is by a gas boiler. The building is guarded by a camera system. There is an elevator. **The purchase price includes a cellar and a garage parking space.**

The residential complex is located in an area full of greenery and with good access to the city center and the airport. The location offers all civic amenities. There are shops, restaurants, sports facilities, good quality schools (including international), and other services. The Vozovna Vokovice tram stop with a direct link to the Nádraží Veleslavín metro station is a 5-minute walk away. In addition to the Libocký pond, where the apartment is located, the nearby Hvězda Game Reserve and the Divoká Šárka Nature Reserve are also perfect places for walks.

Interior 90 m<sup>2</sup>, terrace 65 m<sup>2</sup>.



\* 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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BYTOVÝ DŮM: 11AB  
 PODLAŽÍ: 5 NP  
 RESIDENTIAL BUILDING: 11AB  
 FLOOR: 5

Bytová jednotka číslo / Apartment no.	Plocha bytové jednotky (m <sup>2</sup> ) / Apartment area (m <sup>2</sup> )	Plocha terasy (m <sup>2</sup> ) / Terrace (m <sup>2</sup> )	Plocha balkonů (m <sup>2</sup> ) / Balcony (m <sup>2</sup> )	Plocha podlaží (m <sup>2</sup> ) / Floor area (m <sup>2</sup> )	Plocha výtahové šachty (m <sup>2</sup> ) / Lift shaft (m <sup>2</sup> )
036	96,9	41,5	-	-	-
035	89,6	64,0	-	-	-
017	89,6	64,0	-	-	-
18	96,9	41,5	-	-	-

