



Apartment Studio (1+kk)

Rented

42.8 m², Prague 6, Liboc, Libocká





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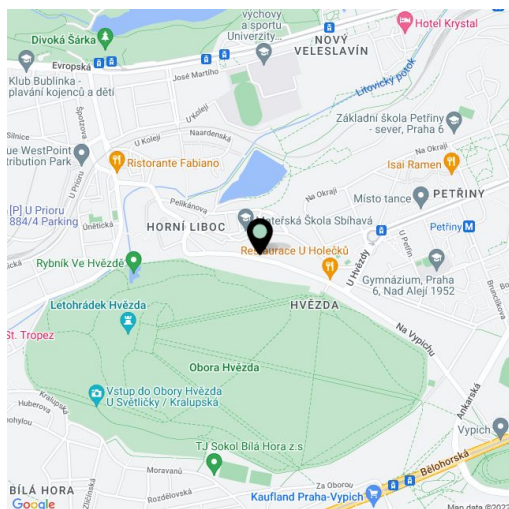
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Total area	48 m ²
Floor area	43 m ²
Terrace	5 m ²
Garden	28 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	A
Reference number	42653

This brand new garden studio apartment with a west-facing terrace and a private garden is on the ground floor in the U Hvězdy Residence, a newly built passive building with a beautifully landscaped shared garden neighboring Hvězda Park. The location offers plenty of greenery, a rich selection of services, and quick connections to the city center and the airport. Within walking distance are full amenities, playgrounds, and within easy reach are several large parks ideal for sports and leisure activities: Hvězda Park, Ladronka Park, and the Divoká Šárka Nature Reserve. Another advantage is the Petřiny metro station, from where you can get to the city center in 10 minutes. Equally fast is the drive to the airport. There are also several tram and bus stops nearby.

The interior features a large living room with a fully fitted open plan kitchen, a dining area, and access to the **terrace** and **garden**, a bathroom including a bathtub and a toilet, and an entrance hall.

Modern technologies, quality materials, **heat recovery ventilation system**, wooden floating floors, large-format tiles, heat and acoustically insulated maintenance-free aluminum windows, automatic exterior blinds, Villeroy & Boch, Hansgrohe, Grohe, and Hüppe sanitary ware, central heating, underfloor heating in the bathroom, camera and electronic security system, contactless key entry to the building, security entry door, washer, dishwasher, induction cooktop, video entry phone, **cellar**. A **garage parking** space is included; the garage is equipped with a charging station for electric cars. Monthly deposit for services, water, heating, garden maintenance, and Internet: CZK 4,500. Electricity is billed separately (transferred to the tenant).

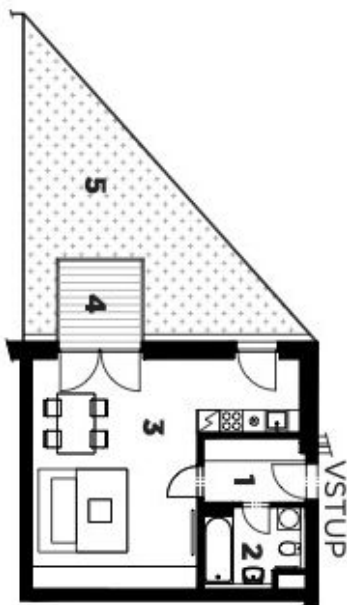
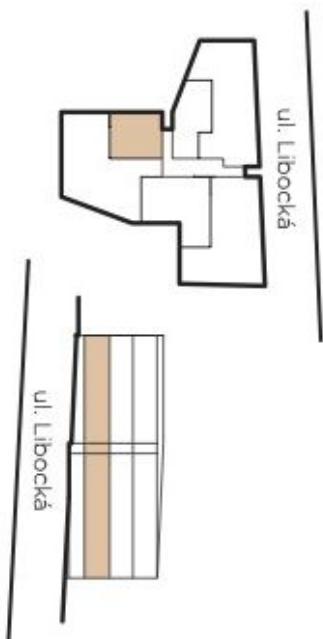




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Byt č. 1.5 / 1. NP orientace: Z

1+kk | **79,2 m²**

1	Chodba	5,3 m ²
2	Koupelna	3,9 m ²
3	Obýtný prostor	36,6 m ²
Celková podlahová plocha bytu*		45,8 m²
4	Terasa	5,2 m ²
5	Zahrádka	28,2 m ²
Celková plocha		79,2 m²

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

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

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

