



## Apartment Studio (1+kk)

45.8 m<sup>2</sup>, Praha 6, Liboc, Libocká

Rented





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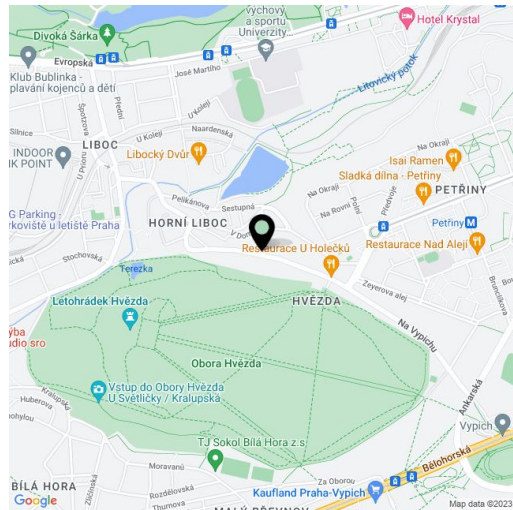
**Rented**45.8 m<sup>2</sup>, Praha 6, Liboc, Libocká

Total area	51 m <sup>2</sup>
Floor area*	46 m <sup>2</sup>
Terrace	5 m <sup>2</sup>
Garden	28 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for common building charges, water, heating, garden maintenance, and Internet: CZK 4,500/month. Electricity - transferred to the tenant.
PENB	A
Reference number	42653
Available from	Immediately

This garden studio apartment with a west-facing terrace and private garden is on the ground floor in the U Hvězdy Residence, recently 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.



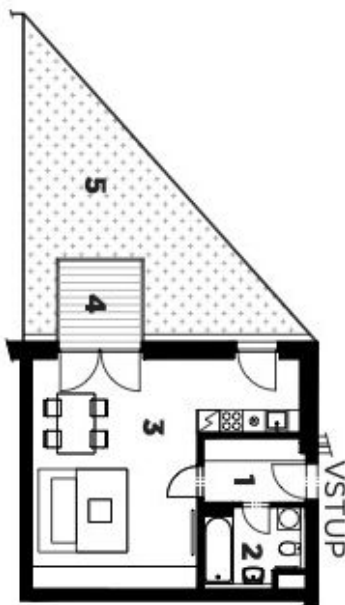
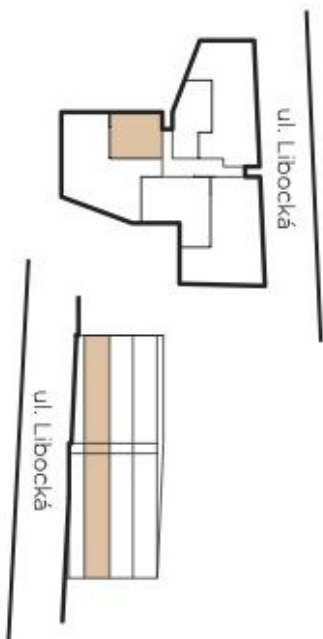
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Byt č. 1.5 / 1. NP orientace: Z

**1+kk** | **79,2 m<sup>2</sup>**

1 Chodba 5,3 m<sup>2</sup>

2 Koupelna 3,9 m<sup>2</sup>

3 Obýtný prostor 36,6 m<sup>2</sup>

**Celková podlahová plocha bytu\*** **45,8 m<sup>2</sup>**

4 Terasa 5,2 m<sup>2</sup>

5 Zahrádka 28,2 m<sup>2</sup>

**Celková plocha** **79,2 m<sup>2</sup>**

\* podlahová plocha znamená vnitřní podlahovou plochu všech místností domu, včetně půdorysné plochy všech svazích nosných i nenosných konstrukcí uvnitř domu, která je stanovena v souladu s délkami 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

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