

## Apartment Three-bedroom (4+kk)

Sold

167 m<sup>2</sup>, Prague 6, Veleslavín, Na Okraji



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Total area	202 m <sup>2</sup>
Floor area*	167 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Parking	800 000
Garage	Yes
Cellar	Yes
PENB	C
Reference number	33106

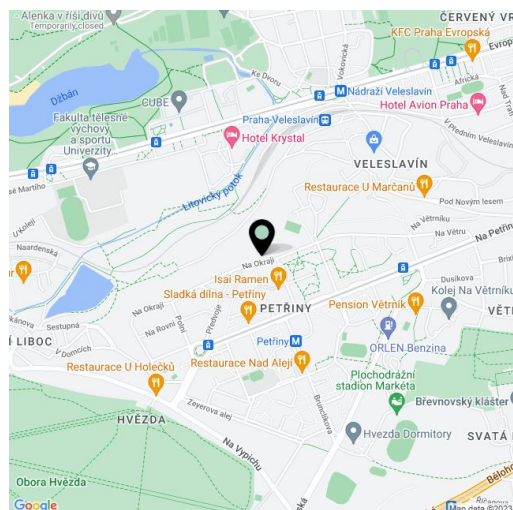
This spacious apartment with 2 terraces is located on the highest 7th floor of the central building of the Areál Hvězda residential complex designed by renowned architect Vlado Milunić, author of the iconic Dancing House or the Sonnberg Winery. The residential complex is set in a popular residential part of Petřiny with full amenities, plenty of greenery, and easy access to the city center.

There are only 2 residential units on this floor. The layout of the offered apartment consists of a generous entrance hall, an **80-meter living space** with a kitchen and dining area, 2 bedrooms, a study, 2 bathrooms, a dressing room, and **2 terraces with beautiful views of the surrounding area**.

The interior is suitable for renovation. Facilities include floating wooden floors and wooden windows. Central heating. The common areas of the building are air-conditioned. The complex has its own reception and security guard. The unit comes with a **cellar and 2 parking spaces**.

The residential project from the turn of the 21st century is located in close proximity to the Petřiny metro station (line A) and within walking distance of all services. There are several kindergartens and elementary schools, a high school, many playgrounds and sports facilities, as well as a supermarket and small shops, a pharmacy, ATMs, cafes and restaurants nearby. The city center is easily accessible by metro (the ride to the Staroměstská station takes 10 minutes) and by tram. Not far from the building is a bus stop with **direct and fast links to the airport** (20 minutes). The **Hvězda Game Reserve** or **Libocký Pond** can be reached within a short walk and popular Ladronka Park is close-by.

Interior 166.85 m<sup>2</sup>, terrace 34.65 m<sup>2</sup>, cellar 1.75 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.