Apartment Two-bedroom (3+kk)

Sold

90 m², Prague 6, Liboc, Naardenská

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Total area	155 m²
Floor area*	90 m²
Terrace	65 m²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	33287

* 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.
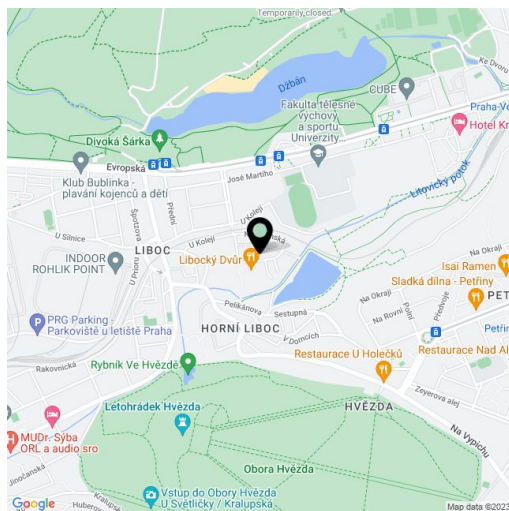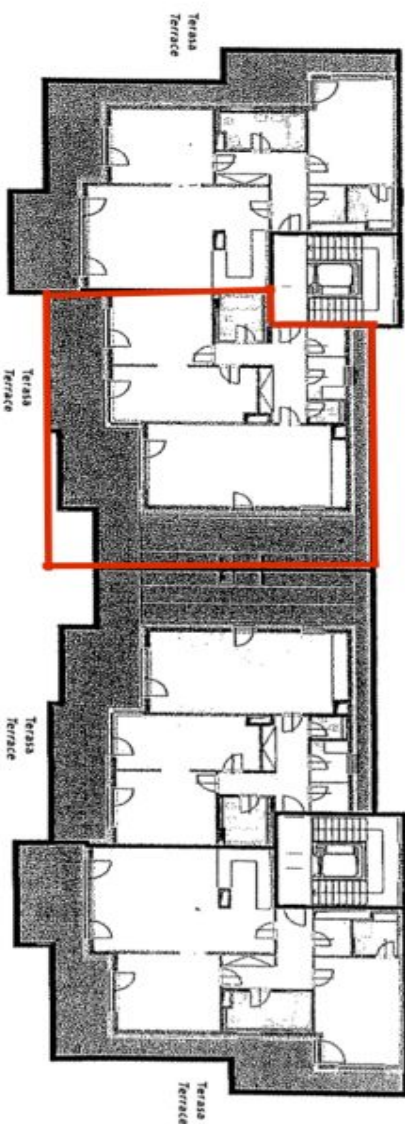
This modern 2-bedroom apartment with a 65 sq. m. south-facing terrace and beautiful views of the Hvězda Summer Palace and the surrounding greenery is situated on the 5th topmost floor of a residential complex with a security guard and underground parking. A quiet location in the immediate vicinity of 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 m², terrace 65 m².

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Bytová jednotka číslo / Apartment no.	Plocha bytové jednotky (m²) / Apartment area (m²)	Plocha teras (m²) / area of terrace (m²)	plocha balkón (m²) / area of balcony (m²)	plocha zaskleného zimní zahrady-lodžie(m²)/ area of glazed loggia (m²)	plocha půdní m²/ area of loft (m²)
036	96,9	41,5	·	·	·
035	89,6	64,0	·	·	·
017	89,6	64,0	·	·	·
18	96,9	41,5	·	·	·

BYTOVÝ DŮM: 11AB

PODLAŽÍ: 5 NP

RESIDENTAL BUILDING: 11AB

FLOOR: 5

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