



Apartment One-bedroom (2+kk)

Sold

64 m², Prague 6, Liboc, Libocká



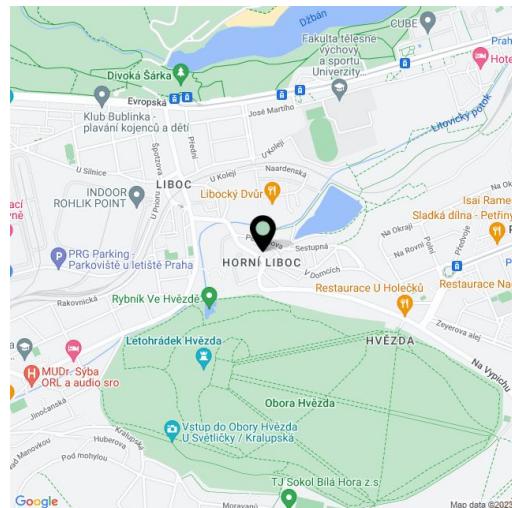


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Total area	70 m ²
Floor area*	64 m ²
Terrace	6 m ²
Garden	25 m ²
Parking	garage parking space CZK 450.000 incl. VAT
Garage	Yes
Cellar	Yes
PENB	A
Reference number	32990



* 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 garden apartment with a southeast-facing terrace will be part of Residence U Hvězdy, which is currently being built. Residents can enjoy a private garden adjacent to the Hvězda River and pleasant living thanks to modern technologies and high-quality materials. A location with plenty of greenery, a rich selection of services, and quick connections to the city center and the airport. The completion is scheduled for 2Q/2021.

The interior is designed as a 1-bedroom apartment with a large **living room with a kitchen and dining area**, an adjacent terrace, 1 bedroom, a bathroom, a guest toilet/storeroom, and an entry hall.

The **passive building** ensures minimal energy costs and everyday thermal comfort regardless of the outdoor temperature. The high standard facilities include, among other things, a **heat recovery unit**, brushed **oak veneer floors**, large-format tiles (60x60 and 60x30 cm), heat and acoustically insulated maintenance-free **aluminum windows** with exterior blinds, or Villeroy & Boch, Hansgrohe, Grohe, and Hüppe sanitary ware. Central heating from the central boiler room (with gas condensing boilers). Security is ensured by a camera and electronic security system, contactless key entry to the building, a NEXT security entrance door to the apartment (class 3), or a videophone with a color screen in the building. The unit comes with a **cellar**. It is possible to purchase a garage parking space. The garage is equipped with a **charging station for electric cars**.

Within walking distance, there are kindergartens and elementary schools, a high school, and shopping opportunities from small bakeries and farm shops to supermarkets. The residential area has an abundance of green spaces – gardens, landscaped lawns, mature trees, and playgrounds. Within easy reach are several large parks that are ideal for sports activities and relaxation: Hvězda Park, Ladronka Park, and the **Divoká Šárka Nature Reserve**. Another advantage is the Petřiny metro station, thanks to which **you will get to the city center within 10 minutes**. Equally fast is the drive to the airport. There are also several tram and bus stops nearby.

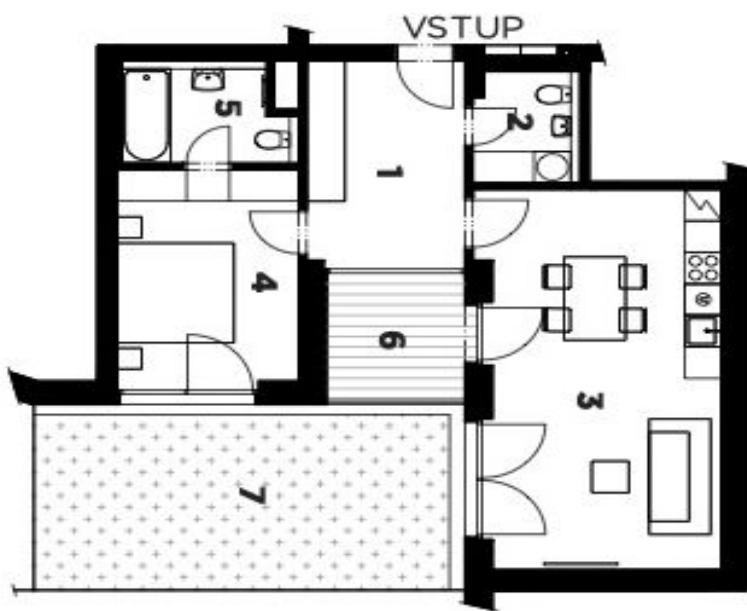
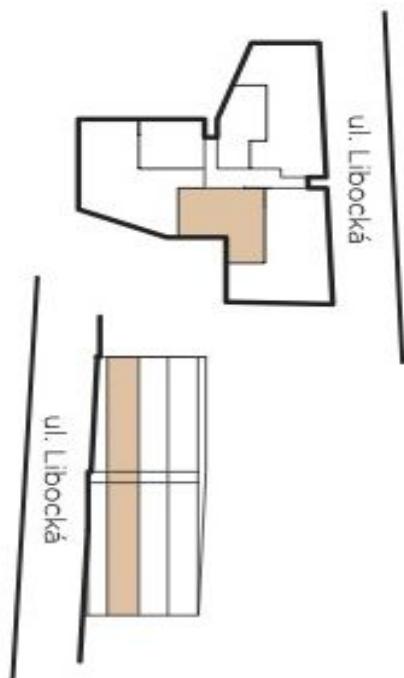
Floor area 64.3 m², terrace 5.8 m², garden 24.9 m², cellar 2,7 m².

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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Byt č. 1.4 / 1. NP

2+kk | 95,0 m²

orientace: JV

1 Hala 11,5 m²2 WC/komora 3,9 m²3 Obytný prostor 30,7 m²4 Pokoj 14,1 m²5 Koupelna 4,1 m²**Celková podlahová plocha bytu*****64,3 m²**6 Terasa 5,8 m²7 Zahrádka 24,9 m²**Celková plocha****95,0 m²**

* podlahová plocha znamená vnitřní půdorysnou plochu všechn vnitřních místností domu, včetně půdovápné plochy všech světlých i nemořných konstrukcí umístěných v domu, která je stanovena v soulouhu s definicí uvedenou v § 3 nařízení vlády č. 356/2013 Sb., ze dne 30. října 2013, o úpravě některých záhlášení schvázejících s bytovým spoluústředictvím.

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

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