



Apartment Two-bedroom (3+kk)

Sold

113 m², Prague 6, Liboc, Libocká



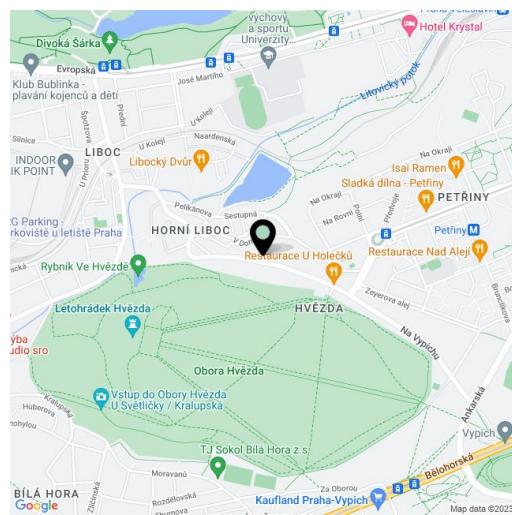


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Total area	123 m ²
Floor area*	113 m ²
Terrace	10 m ²
Parking	garage parking space CZK 600.000 incl.VAT
Garage	Yes
Cellar	Yes
PENB	B
Reference number	33016



* 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 apartment with a south-facing terrace is situated on the 2nd floor of a new U Hvězdy Residence. 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 interior is designed as a 2-bedroom apartment with a **50-meter living room with a kitchen and dining area**, an adjacent terrace, 2 bedrooms, a bathroom, a guest toilet, and a large entry hall.

The energy-efficient 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 113.9 m², terrace 10 m², cellar 2,7 m².

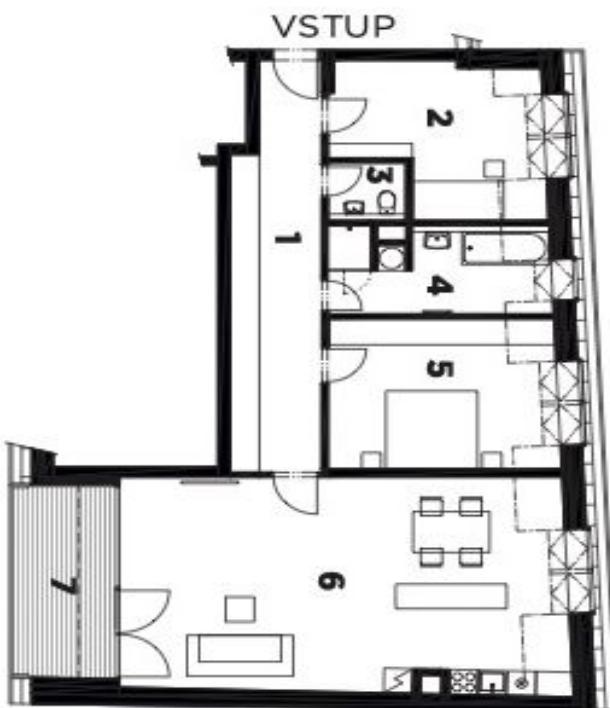
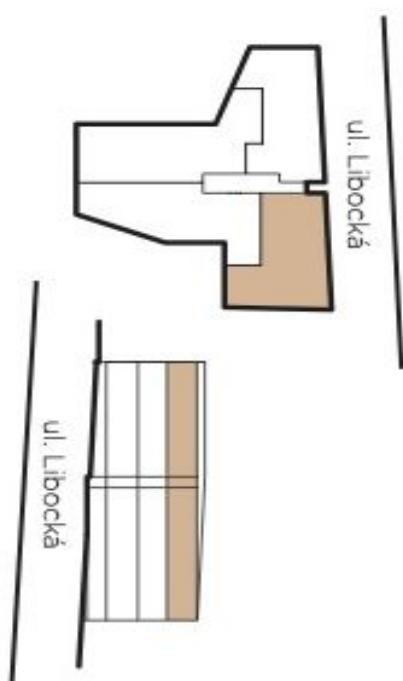
In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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Byt č. 3.2 / 3. NP
orienta
3+kk — **123,9 m²**

orientace: JS

1	Hala	19,2 m ²
2	Pokoj	15,3 m ²
3	WC	2,6 m ²
4	Koupelna	8,1 m ²
5	Pokoj	18,4 m ²
6	Obytný prostor	50,3 m ²
7	Terasa	10 m ²
Celková podlahová plocha bytu*		113,9 m²
Celková plocha		123,9 m²

* podlahová plocha znamená vnitřní půdorysnou plochu všech místností domu, včetně podlahové plochy všech svítilen na nosných konstrukcích vnitřní domu, která je stanovena v souladu s definicí uvedenou v § 3 nařízení vlády č. 365/2013 Sb., ze dne 30. října 2013 o upravě některých záležitostí souvisejících s bytovým spotřebitelským.

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