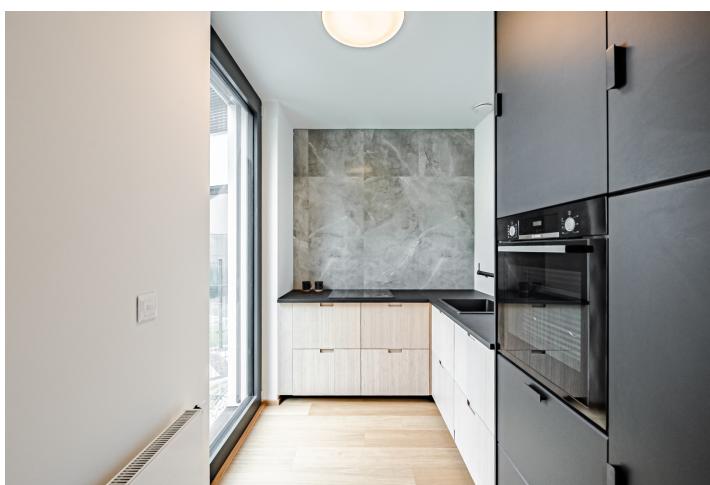




Apartment Studio (1+kk)

45.8 m², Prague 6, Liboc, Libocká

Rented



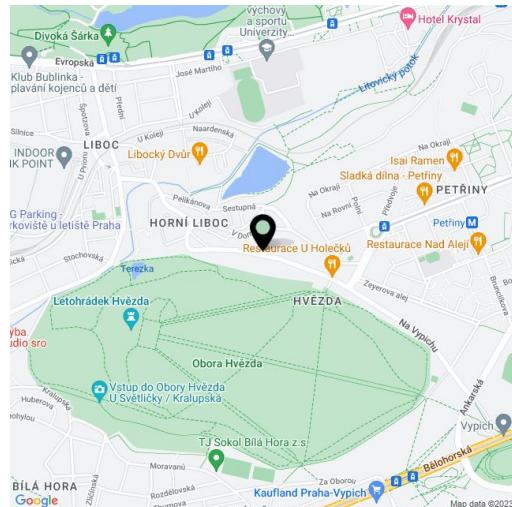


Apartment Studio (1+kk)

Rented

45.8 m², Prague 6, Liboc, Libocká

| | |
|------------------|--|
| Total area | 51 m ² |
| Floor area* | 46 m ² |
| Terrace | 5 m ² |
| Garden | 28 m ² |
| 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 |



* 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 studio apartment with a west-facing terrace and private garden is on the ground floor of the U Hvězdy Residence, a 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 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 toilet, and an entrance hall.

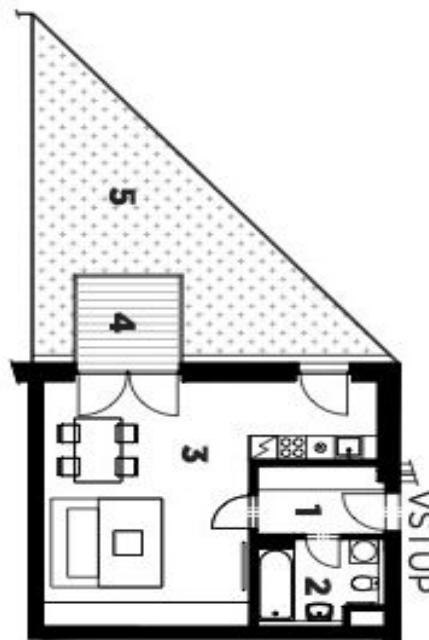
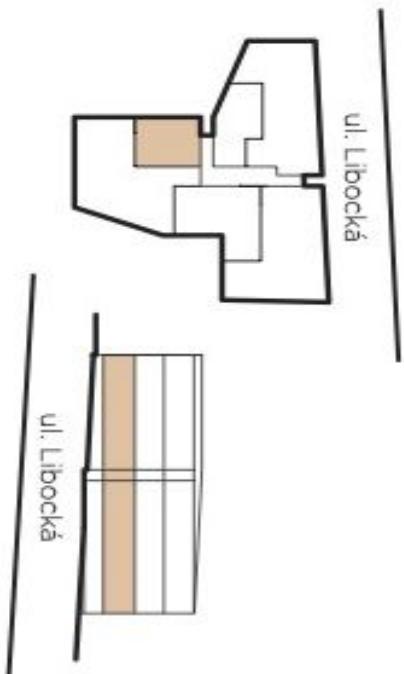
Modern technologies, quality materials, heat recovery ventilation system, wooden floating floors, large-format tiles, heat and acoustically insulated maintenance-free aluminum windows, automatic external blinds, Villeroy & Boch, Hansgrohe, Grohe, and Hüppe sanitary ware, central heating, underfloor heating 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.



Apartment Studio (1+kk)

45.8 m², Prague 6, Liboc, Libocká

Rented



Byt č. 1.5 / 1. NP orientace: Z

1+kk | **79,2 m²**

| | |
|---------------------------------------|---------------------------|
| Celková podlahová plocha bytu* | 45,8 m² |
| 1 Chodba | 5,3 m ² |
| 2 Koupelna | 3,9 m ² |
| 3 Obytný prostor | 36,6 m ² |
| Celková plocha | 79,2 m² |
| 4 Terasa | 5,2 m ² |
| 5 Zahádka | 28,2 m ² |

* podlahová plocha zahrnuje vnitřní půdorysnou plochu všech místností domu, včetně půdorysné plochy všech světlých nosných i nenošných konstrukcí umístěných domu, která je stanověna v soulisku s definicí uvedenou v § 3 nařízení vlády č. 356/2013 Sb., ze dne 30. října 2013, o úpravě některých zákonitostí souvisejících s bytovým spoluúvlastnictvím.

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

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