



## Apartment Three-bedroom (4+kk)

Sold

142 m<sup>2</sup>, Prague 6, Liboc, Libocká

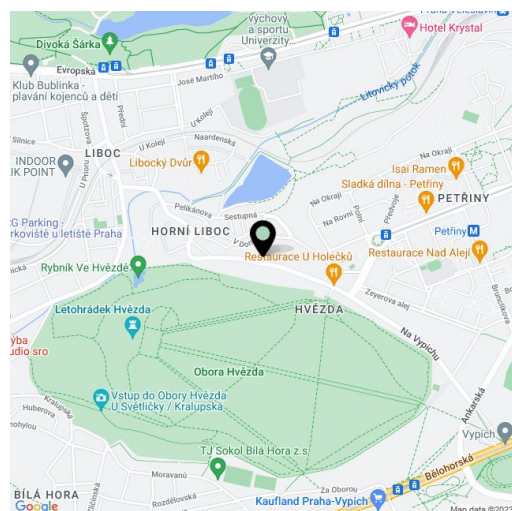




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Total area	154 m <sup>2</sup>
Floor area*	142 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	1 000 000 CZK
Garage	Yes
Cellar	Yes
PENB	B
Reference number	32775



\* 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 southwest-facing terrace is situated on the 2nd floor of the newly built Residence U Hvězdy. 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 3-bedroom apartment with an almost **50-meter living room with a kitchen and dining area**, an adjacent terrace, 3 bedrooms, 2 bathrooms, a guest toilet, a large entry hall, a storeroom, and a **balcony**.

**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 142.9 m<sup>2</sup>, terrace 8 m<sup>2</sup>, balcony 3.9 m<sup>2</sup>, cellar 13,4 m<sup>2</sup>.

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

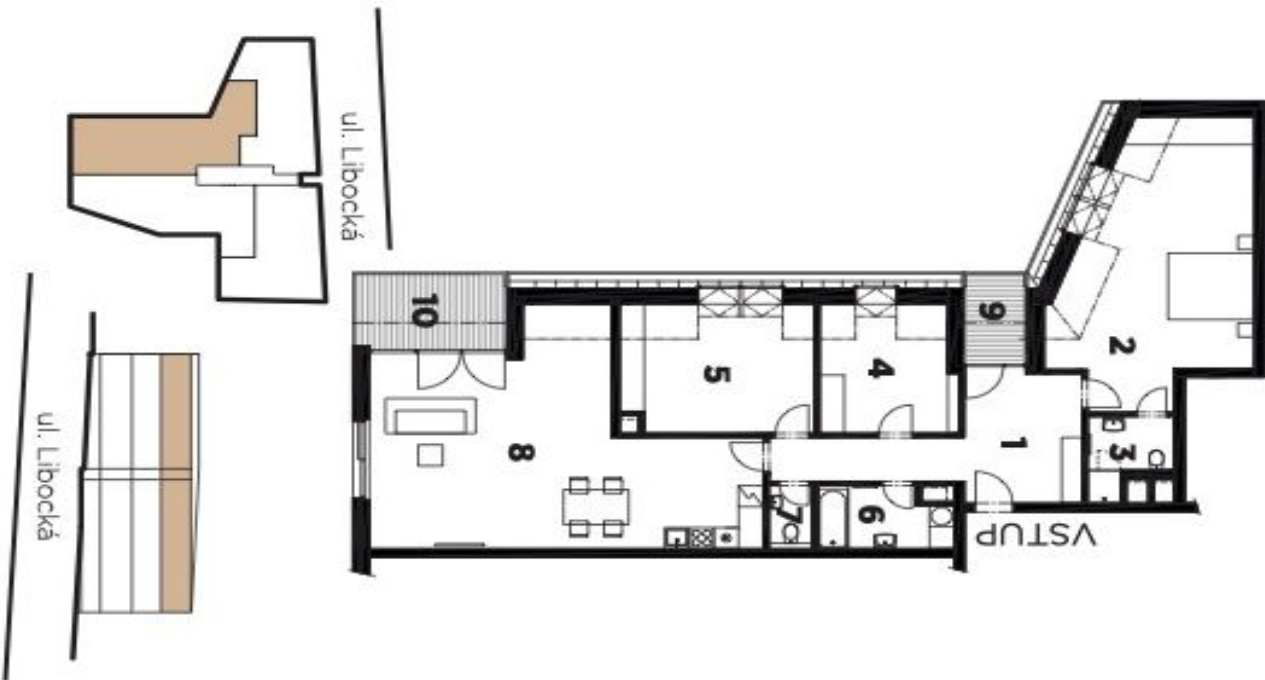




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Byt č. 3.3 / 3. NP orientace: JZ

4+kk | 154,8 m²

1	Hala	17,8 m²
2	Pokoj	34,4 m²
3	Koupelna	4,4 m²
4	Pokoj	12,4 m²
5	Pokoj	17,4 m²
6	Koupelna	4,7 m²
7	WC	2,0 m²
8	Obytný prostor	49,8 m²
Celková podlahová plocha bytu*		142,9 m²
9	Terasa	3,9 m²
10	Terasa	8,0 m²
Celková plocha		154,8 m²

\* podlahová plocha znamená vnitřní podérovinnou plochu všech místností domu, včetně podrovnání plochy všech svahových nosných i nenosných konstrukcí uvnitř domu, která je stanovená v souladu s definicí uvedenou v § 3 nařízení vlády č. 366/2013 Sb., ze dne 30. října 2013, o úpravě některých záležitostí souvisejících s bytovým spoluvlastnictvím.

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

