



# REZIDENCE UHVĚZDY

[www.rezidenceuhvezdy.cz](http://www.rezidenceuhvezdy.cz)



# Timeless architecture

**Passive**  
housing  
standards

**State-of-the-art**  
technology

**900 meters**  
from the metro

**1 minute**  
from the park

**Living**  
in nature

**15**  
apartments



# About the project

## Your new and healthy home!

The unique **Residence U Hvězdy** project is situated in the immediate vicinity of the well-known Hvězda Game Park, the largest forest park in Prague. It offers 15 luxuriously furnished apartments with layouts ranging from studios to 3 bedrooms. All offered apartments have terraces or front gardens. The three-story apartment building has an underground garage, a landscaped common garden and attractive facilities.

The building is exceptional in its energy-efficient solution. Thanks to the use of state-of-the-art elements such as controlled air exchange (heat recovery), aluminum windows meeting high thermal standards, exterior window blinds and above-standard insulation, the building meets **passive housing standards**. All this guarantees minimum housing costs and maximum comfort.





**Carefully designed  
layouts**

# Location

## Live in nature

Residence U Hvězdy is located in Liboc, a quiet district of Prague, right next to the Hvězda Game Park and not far from the Divoká Šárka Nature Reserve. The unique location offers great access to the city center, all public facilities, and housing in close contact with nature.





A modern terrace with a wooden deck, featuring a wicker chair with white cushions, a sofa, and a coffee table. The terrace overlooks a lush green forest park with a lake and a playground in the background. The text "Terraces overlooking a forest park" is overlaid in white.

# Terraces overlooking a forest park



# Standards

## Structure

A reinforced concrete structure in combination with brickwork. The third floor is roofed with an above-standard reinforced concrete structure which in terms of thermal stability guarantees the comfort of a standard floor.

## Windows

The house has high-quality, maintenance-free aluminum windows, meeting high thermal and acoustic standards.

## Air conditioning

The year-round pleasant climate is guaranteed by the passive housing standards of the building supported by an internal separate heat recovery unit for each apartment.

## Heating

Heating and hot water is provided by a system of economical gas condensing boilers located in the common basement space. Heating inside the apartment units is provided by wall-mounted radiators. The bathrooms have underfloor heating and wall-mounted heated ladder towel rails.



# Standards

## Cellars

Each apartment has a separate lockable cellar (from 2,7sqm).

## Elevator

The building has a passenger elevator for 4 people with a load capacity of 800 kg.

## Common areas and security

The entrance door is opened by means of a contactless key controlling an electromechanical lock, which guarantees the safety of the whole building. The security of the house is further supported by a camera system, monitoring selected areas of the building, in combination with an electronic security system. There is also an electronic fire alarm. Lighting of the common areas is controlled by a motion sensor.

## Parking

There are 25 car parking spaces in the house, including two spaces for visitors. The house also offers parking spaces for electric vehicles.





**French windows and lots of light in each apartment**

# Contact

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The pictured equipment and furnishings of the apartments and non-residential areas, such as fitted kitchens, all furniture, built-in wardrobes and household appliances, are not subject to delivery. The exact scope of delivery is detailed in the purchase contract. The investor reserves the right to make adjustments. The visual presentation is for reference only.