

# BILÁ SKALA

REZIDENCE

Peaceful residential  
living in Libeň







Comfortable  
living near  
the city centre

[www.bilaskala.ep.cz](http://www.bilaskala.ep.cz)



# Welcome to Libeň

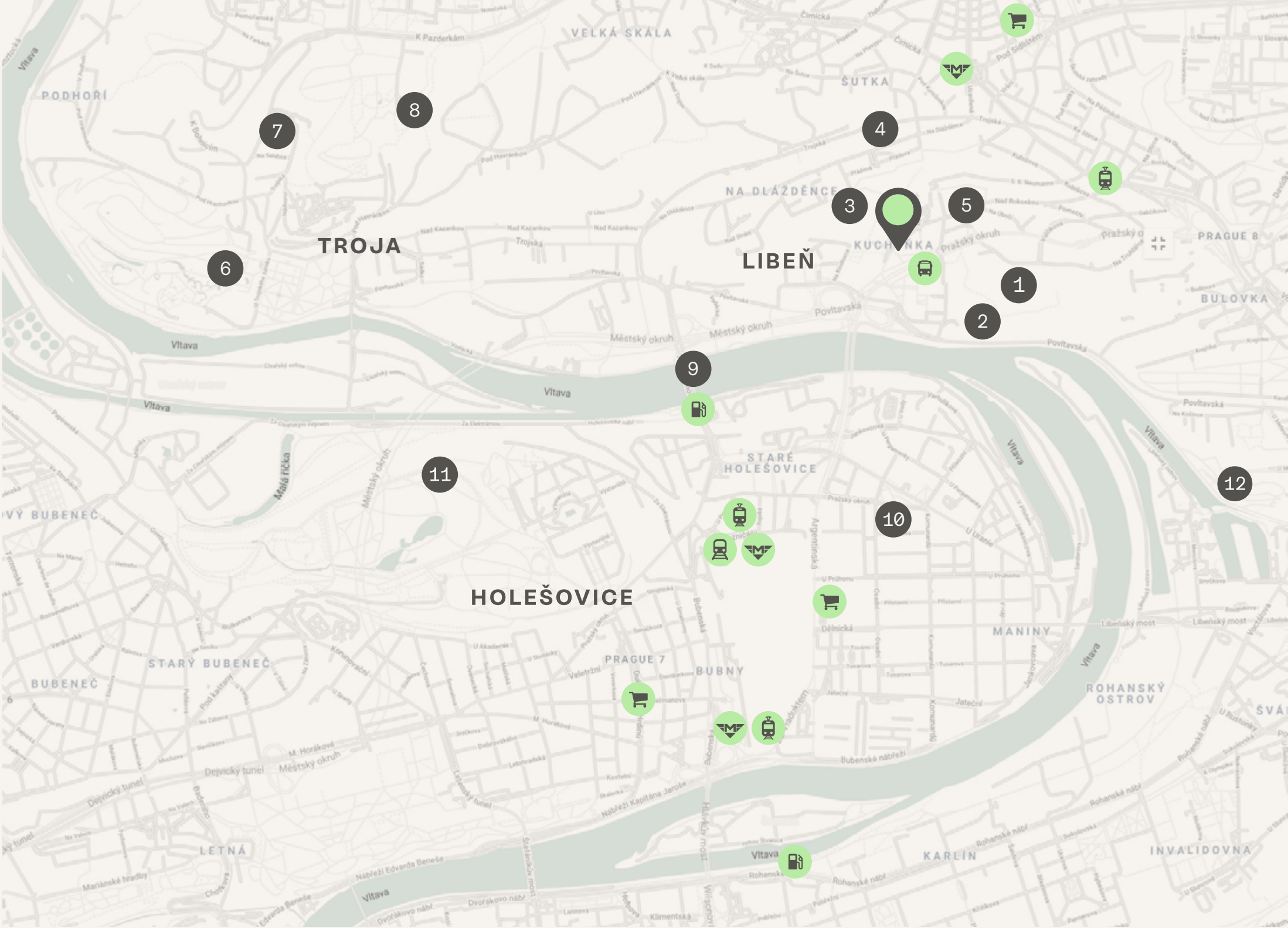




# Riverside living

Bílá Skála is located in the Kuchynka villa neighborhood on the west end of Prague 8–Liben. The neighborhood’s architecture represents the era of the First Republic, with many typical 20th century–style family homes and villas. Bílá Skála’s location is ideal for those who desire quiet residential living, while also having convenient access to the amenities and job opportunities across the bridge in Holesovice. The villa neighborhood is easily accessible by car and all forms of public transportation.

Beautiful vineyards in Troja, a park, and paths for biking and walking along the Vltava River are in close vicinity to the apartment building. The neighborhood is surrounded by stunning greenery, and offers many opportunities for relaxation in local nature. Explore the trendy bars, restaurants, theaters, and galleries in the eclectic Holesovice district. The train station in Holesovice will undergo extensive renovations in the near future, including the addition of a major shopping center.



- Bílá Skála
- 1 View Bílá Skála
- 2 Vltava cycling path
- 3 View Květinářská
- 4 View and Hercovka Children’s Playground
- 5 Rokoska Park and Outdoor Fitness Area
- 6 Prague ZOO
- 7 Botanical gardens
- 8 Havránka trail
- 9 Stromovka park
- 10 Modern Art Gallery DOX
- 11 Stromovka park
- 12 Thomayers orchard
- Tram
- Bus
- Metro/underground
- Gas station
- Supermarket
- Post office
- Holešovice station



# Panoramic view Bílá skála







## First Republic Functionalism with 21st century amenities

Experience life in a peaceful and private apartment building with just a few neighbors. Discover the magic of Liben, an idyllic residential villa neighborhood. The newly reconstructed functionalist villa Bílá Skála consists of ten apartment units that offer the highest levels of privacy and relaxation.



# Peaceful living in close proximity to the center of Prague

Enjoy the beauty of the Povltava trails, the river and surrounding nature. The city center is easy accessible via public transportation in the area.







## Space Light Minimalism

First Republic elegance, functionalist elements, and an abundance of daylight and space. These characteristics personify the white cliffs that inspired the name of the residence. Our thorough and precise renovation preserved the functionalist style of Bila Skala.



# Invest in your future

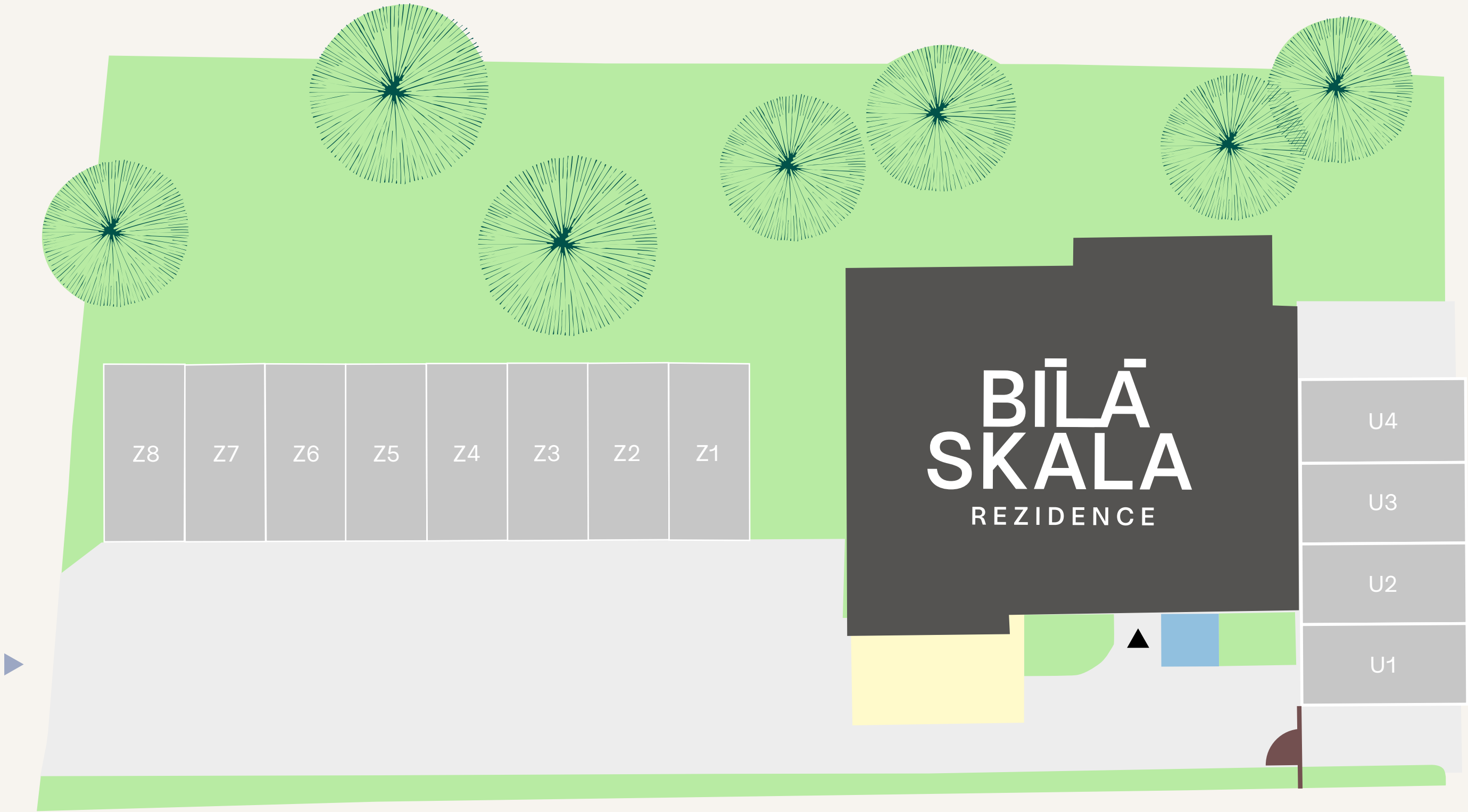
First Republic aesthetics are tastefully intertwined with the requirements of modern home design. Bila Skala is divided into 10 units with 1+kk to 3+1 layouts. An exclusive penthouse, which will include a panoramic terrace and air conditioning, will be built on the top floor of the building.





# Situation plan

- Legend
- greenery
  - sidewalk
  - elevator
  - parking space
  - garage
  - gate to the residence
  - entrance to the residence
  - entrance to the garden



Location Prague 8 – Libeň (Nad Rokoskou Street)

Number of apartments

10

Number of floors

5

Estimated floor area

22 m<sup>2</sup> – 82 m<sup>2</sup>

Elevator

Yes

Energy class

D

Number of parking spaces

12



# Purchase and financing

1.

## **Reservation agreement**

We will sign a reservation agreement with an additional 200,000 CZK reservation fee. (The fee is increased by 30,000 CZK plus VAT when reserving apartments #8-10)

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2.

## **Signing for a future purchase agreement**

Following confirmation of a legally binding building permit, we will sign a future purchase agreement where you will pay deposit of 15% of the total purchase price lest the purchase deposit.

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3.

## **Signature of the purchase agreement and apartment ownership transfer**

Following the commissioning permit of Bila Skala and the purchase price outstanding, we'll sign a purchase agreement and hand over the property.

# We will negotiate and organize financing on your behalf

We are happy to assist in organizing financing for the purchase of your apartment in the Bila Skala residence. Our close relationship with Modra Pyramida, a local savings bank, allows us to organize a customized loan with advantageous terms.





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**Exclusive Properties s.r.o.**

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