

THE ART OF LIVING

Cycling through the woods. Jogging along the lakeshore. Children playing on a sand beach. Mini-golf. Volleyball. These are not the usual images that spring to mind when you think of urban living. But this is exactly our vision for Kejřův Park: a place where you can live not only in your home, but outside of it as well. Where a wooded lakeside treasure awaits just around the bend from urban conveniences. A natural haven that calls you home after a long day at work. A secure and active environment that will shape the memories of your kids. Kejřův Park is a place where you can escape the city, disconnect yourself from stress, and truly perfect the art of living.

A NEW VISION

To understand Kejřův Park is to understand the vision that has brought this vibrant area back to life. As an experienced international developer, the moment we saw the land, we understood that we could create here a new way of harmonious urban living. A community that successfully balances life in the city with life in the country. We worked with top consultants and the best architects and landscape designers to bring our vision to life. We asked ourselves every day: „How can we create the best possible place to live? What does it take to perfect the art of living?“ Further more, we wanted to expand on the great success of our separately gated sister project, Kejřův Mlýn. The result is Kejřův Park. Located on tranquil Hořejší lake just 15 minutes from the city centre and with 16 000 m² of forest right at your doorstep, we can say with confidence that there is no other place in Prague like it.

IN THE CITY, IN THE COUNTRY

Imagine a home with the feel of a resort. Imagine living in the city, but away from it all. This is the concept that drives Kejřův Park. Located in the vibrant Hloubětín area of Prague 9, one of the fastest growing residential districts in Prague, Kejřův Park is perfectly balanced between the energy of the city and the peaceful calm of the countryside beyond. You do not have to choose one or the other; both are yours right at your doorstep. And both are easily accessible by either car or public transportation.

- 15 minutes to city centre by car
- 20 minutes to city centre by tram and metro
- 10 minutes to countryside and beyond
- 10 minutes to Centrum Černý Most, IKEA & Hornbach
- 5 minutes to O2 Arena

NECESSITIES AND SERVICES

Living on a lake does not mean living without the conveniences of modern life. All essential necessities and services are just a stone's throw from Kejřův Park's gates. Primary school sit in close vicinity, while there is plenty of shopping at centrum Černý Most, Galerie Fénix and the small shops on Poděbradská street. Nearby sports options include football, tennis, cycling, walking and fishing, as well as a fitness centre. Health services are provided by Vysočanská hospital and smaller nearby health facility.

SEEING IS BELIEVING

One look, that is all it will take. One look at the calm lake and green forest will convince you: this is the place for you. The Hloubětín area has a long history reaching back to medieval times, when it served as a main trade route into Prague. More recently it has seen life as a vibrant recreational area – a concept we are reviving at Kejřův Park with special attention to the all details that simply make life better. In particular, we gave careful thought to natural landscaping and aesthetic design.

A FOREST TO YOUR SELF

To look over a lake and forest from your terrace is one thing. To know this is part of your home is something entirely more special. We understand this. That is why at Kejřův Park you can take full advantage of both. 16 000 m² of wooded land offers walking trails, cycling paths, open lawns and of course the lake for boating, fishing or just relaxing. Looking at the ripples of water as the sun sinks behind the trees, it is indeed hard to believe you are just minutes from the city centre.

A HOME WITH A VIEW

Quality. Privacy. Security. Comfort. Affordability. These are the things you look for in a home. At Kejrův Park we bring you all these things, in addition to grand views and uncrowded spaces. Kejrův Park offers:

- 135 modern flats in 5 buildings
- flats from 47 to 94 m² with 1 to 4 bedrooms
- all flats with either ground - level garden, balcony or terrace facing lake and forest
- all flats with large picture windows to fully enjoy views
- most flats with en-suite master bedrooms
- secure entrance foyer in each building
- attractive architecture and design Construction using state of the art technology

LIFE IS HOW YOU LIVE IT

Family and friends, work and fun, sports and relaxation, country and city – this is what life's about. This is the art of living. Sunbathe on the beach, fish in the lake, cycle through the woods, jog along the shore or just laze in the grass at the water's edge. Or look further afield to country or to city. At Kejrův Park we understand the need to lead a balanced life. That is why we paid special attention to landscaping and leisure facilities. And in addition to on-site recreations, there is plenty to do just outside the gates. A new 3 km long bicycle path will link Hloubětín to the rest of Prague, and local sites include Old Hloubětín Castle, the church of St. George or the impressive natural formations at Pražský Zlom. Or you can just stay home, sit on your terrace and enjoy the view. The choice is yours.

STAR GROUP Ltd.

Experience matters, so does success. Star Group Ltd. is a joint venture of real estate development companies with a broad range of experience in international real estate development. Active in the Czech Republic since 2003, we have successfully brought three projects to the Czech market and have five more in development, in addition to completing numerous international projects. Based on these successes and the knowledge and experience of our motivated team of professionals, we can draw on a combination of expertise and secure financing to ensure that it achieves its vision: the art of living at affordable prices.

For more information visit www.stargroup.cz

KEJŘŮV MLÝN (CZECH REPUBLIC – PRAGUE 9)

- Unique residential project adjacent to Kejrův Park in separated gated area.

RIVER LOFTS (CZECH REPUBLIC – PRAGUE 7)

- Residential project along the banks of the Vltava (156 flats). Coloudated August, 2008.

NAD VLTAVSKÝM ÚDOLÍM (CZECH REPUBLIC – PRAGUE 6)

- Residential project adjacent to Sedlecké skály nature reserve (108 flats). Completed and sold.