



Apartment Two-bedroom (3+kk)

€ 554 643 | CZK 13 500 000

68 m², Prague 9, Vysočany, Pod Harfou





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Total area	75 m²
Floor area*	68 m²
Balcony	8 m²
Parking	1 garage parking space
Cellar	-
PENB	B
Reference number	105616

This modern, air-conditioned three-bedroom apartment with a balcony and garage parking space is located on the 2nd floor of an energy-efficient residential building with an elevator, built in 2013 as part of the revitalization of the Harfa district in Vysočany, Prague.

The apartment unit consists of a living room with a kitchenette and access to the **balcony**, two north-facing bedrooms, a bathroom with a bathtub and washing machine connection, a separate toilet, a storage room, and an entrance hall. The apartment includes **one garage parking space**.

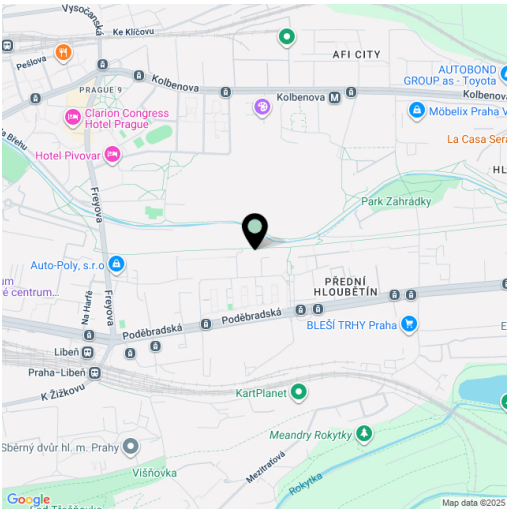
The apartment features PVC windows, laminate floating floors, security entrance doors, a custom kitchen with built-in Zanussi and **De Dietrich** appliances, **Laufen** bathroom fixtures, and marble washbasins. Heating is provided via district heating, and the living room is equipped with **air-conditioning**. The apartment is offered **fully furnished**.

The location is ideal for **family life**, offering all the comforts of city living with excellent public transport and access by car, while still remaining **close to nature**. Within walking distance are schools, kindergartens, healthcare facilities, restaurants and cafés, a multipurpose arena, two large shopping centers, and a **saltwater swimming pool**. The surroundings also feature numerous playgrounds and sports facilities, including a rugby field, **a bike path** leading to the city center, and a hiking trail along the **Rokytká Stream**.

The property will be available for move-in from Q3/2026.

Floor area 67.6 m², balcony 7.8 m².

* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.





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