



## Apartment Studio (1+kk)

30 m², Prague 9, Libeň, Kurta Konráda

Rented





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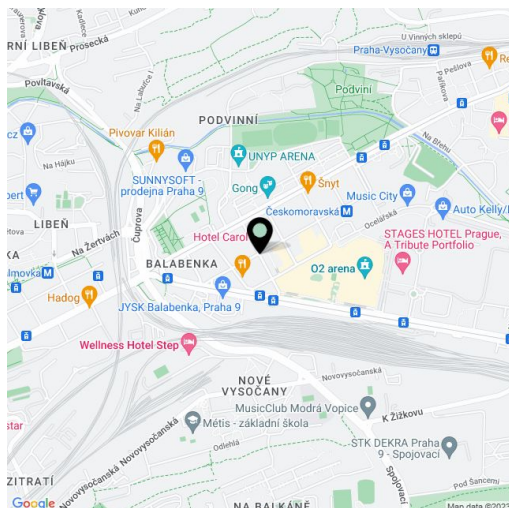
**Rented**30 m<sup>2</sup>, Prague 9, Libeň, Kurta Konráda

Total area	36 m <sup>2</sup>
Floor area*	30 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	B
Reference number	38407
Available from	Immediately

Benefiting from an enclosed balcony, this brand new studio apartment is on the 7th floor of the newly built Harfa Design Residence with a 24/7 reception, camera system, 4 lifts and underground parking. Situated in a Prague 9 residential neighborhood just steps from a tram stop, a few minute walk from the Českomoravská metro station (line B), the Galerie Harfa shopping mall, and the O2 Arena multipurpose venue. Apart from great amenities, the location offers plenty of green spaces for relaxation and sports opportunities (a popular bike path), for example in the nearby Podviní Park and along the Rokytka River.

The interior features a living room with a fully fitted open plan kitchen, a dining area and access to the **enclosed balcony**, a bathroom including a walk-in shower and a toilet, and an entrance hall with built-in wardrobes.

**Heat recovery ventilation, hardwood floors**, large format tiles, security entry door, French windows, central underfloor heating, dishwasher, induction cooktop, microwave oven, alarm, video entry phone, **cellar**, bike and pram storage in the building. Monthly deposit for service charges, water and heating: CZK 3,500. Electricity is billed separately.



\* 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.