



## Apartment Four-bedroom (5+kk)

Sold

150.2 m<sup>2</sup>, Prague 9, Vysočany, Pod Harfou



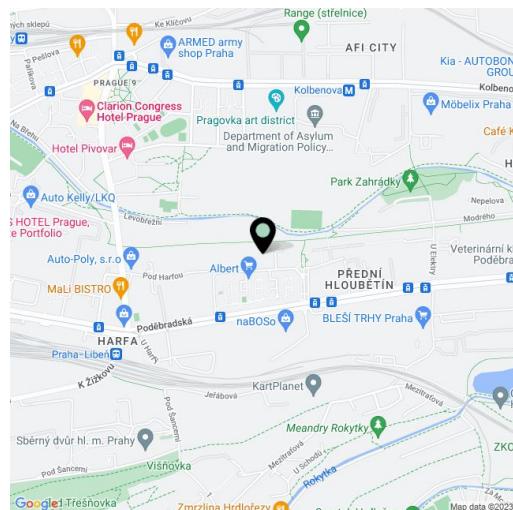


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Total area	167 m <sup>2</sup>
Floor area*	150 m <sup>2</sup>
Balcony	17 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	-
PENB	C
Reference number	43398



\* 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.

This spacious, bright, and quiet family apartment with a designer interior, superior facilities, 2 balconies, nice views, and 2 parking spaces is part of the Harfa Park residential project. A full spectrum of services at your fingertips, great connections to the city center, with parks and playgrounds nearby.

The apartment on the 6th floor was created by joining two units. The layout now offers a **fifty-meter corner living space** with an open plan kitchen and **balcony**, a master bedroom with an adjoining bathroom and a separate toilet, another 3 bedrooms (1 of which is now used as a dressing room, 1 bedroom has a **balcony**), a second bathroom, a closet/dressing room, an entrance hall, and a foyer with a niche for a washing machine and dryer.

Facilities include vinyl **Barkotex** floors in a wood decor, new **concrete surface** in the hallway, and plastic triple-glazed windows that can be shaded with **exterior window blinds** and custom-made silk curtains. The ceilings and walls have reinforced **noise insulation**; the living room is **air-conditioned**. There is a **Jablotron** security system connected to a central station, custom-made interior doors, **Miele** kitchen appliances (steam oven, combined steam oven, fridge, freezer, XXL dishwasher) and an **artificial stone** kitchen worktop, **Gessi** bathroom concealed taps and rain shower, large-format **polished travertine** wall tiles, **Bulb designer lamps**, and **Stopka** furniture. The apartment includes a **storage space** on the same floor and **2 garage parking spaces**, which have a safety anchor for bikes and an **electric car charger**. The price includes all the **equipment**.

This dynamically developing residential area offers everything you need for **comfortable living**. The project has many small shops and a supermarket, playgrounds, a restaurant, and a cafe. The Harfa shopping center is also within walking distance. There is a **tram stop** not far from the building; you can walk to the both the Vysočanská and Českomoravská **metro stations** in approx. 15 minutes. In addition, the place is very pleasant thanks to the nicely landscaped **Zahrádky Park** and the easy connection to the **bike path along Rokytky Stream**.

Interior 150.2 m<sup>2</sup> (incl. storage space on the floor 3.5 m<sup>2</sup>), balconies 12.1 m<sup>2</sup> and 4.6 m<sup>2</sup>. In the owner's declaration registered as two housing units.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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Pod Harfou

Byt 5 + kk

- 1 Vstupní hala
- 2 WC
- 3 Koupelna č.1
- 4 Ložnice č.1
- 5 Obývací pokoj - kuchyně
- 6 Ložnice č.2
- 7 Koupelna WC č.2
- 8 Komora
- 9 Ložnice č.3
- 10 Ložnice č.4

