



**Retail space**68 m², Prague 9, Vysočany, Pod Harfou**€ 290 605 | CZK 7 300 000**

Total area	68 m ²
Parking	-
PENB	C
Reference number	105864

This duplex non-residential space with a total area of almost 70 m² with direct access from the street is located on the ground floor of a building in the Nová Harfa III residential project near a tram and bus stop.

The entrance part consists of a small reception, a main room, and a **kitchen**. A second, smaller room and a bathroom (toilet, **shower**, and sink) are located on the upper level, accessible via a **spiral staircase**.

Large plastic double-glazed windows can be shaded with **textile blinds**. Laminate floors, heating by radiators with a central heat source. **A light board** and **a large signboard** are installed on the facade. The space is currently approved as a hairdressing studio and is **rented long-term with a notice period of 3 months**. In the past, it also served as a gym or flower shop.

The area is part of a **successful residential complex** with many hundreds of residents. There is a **cafe**, restaurant, and supermarket nearby. The place is very nicely accessible, with a tram and bus stop just a few steps from the building. There is also a **bike path** leading through the **greenery** along the **Rokytkka Stream**.

Total area 67.7 m².

