



Apartment Two-bedroom (3+kk)

€ 466 548 | CZK 11 750 000

81 m², Prague 9, Vysočany, Pod Harfou





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Total area	95 m ²
Floor area*	81 m ²
Terrace	10 m ²
Loggia	4 m ²
Parking	-
Cellar	-
PENB	C
Reference number	106287

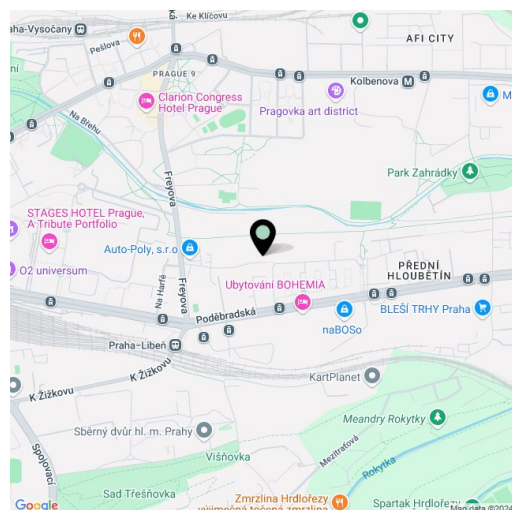
This airy apartment with a bright living room, a loggia, and a terrace providing impressive panoramic views of the city and the greenery is located on the 11th floor of a high-rise building, which is part of the Nová Harfa residential complex. A major advantage of the area is that complete civic amenities are close at hand and the city center is easily accessible.

The layout of the apartment consists of a corner living room with a dining area and access to the **terrace**, a kitchen with a window, a master bedroom with a **loggia**, a second bedroom, a bathroom (with two sinks and a corner bathtub with a shower screen), a separate toilet, a foyer with a **walk-in wardrobe**, and a storage room with a connection to a washing machine. The terrace offers beautiful **views** of the **sunsets** and the **twinkling city lights**, while the kitchen window offers **views of the distant surroundings**.

The residential building was completed in 2008, and the apartment was designed by an **interior designer**. The **wooden floors** in the rooms, bathroom, and hall is complemented by **full-area carpets** in the bedrooms, and vinyl floors in the kitchen. The kitchen appliances are by **AEG**, and the kitchen is **custom-made** as well the **practical storage solutions**. Central heating.

The **Vysočany** district is excellently accessible by car and public transport - by tram, metro, bus, or train from the nearby **Praha-Libeň** station. Complete services are available nearby, including 2 supermarkets, several restaurants, and cafes. The Fénix and Galerie Harfa shopping centers or **O2 arena** and **O2 universum** multifunctional halls are 3 minutes away by car. Living in this area is made even more pleasant by the path along the **Rokytká Stream** or the **Zahrádky** and **Podviní** parks. Just a short distance from the building is a **bike path** leading to the city center.

Floor area 80.8 m², terrace 10.2 m², loggia 4.4 m².



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