



## Apartment Studio (1+kk)

38 m<sup>2</sup>, Prague 9, Vysočany, Poděbradská

Sold





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Total area	47 m <sup>2</sup>
Floor area*	38 m <sup>2</sup>
Loggia	9 m <sup>2</sup>
Parking	Possibility to rent a garage parking space
Garage	Yes
Cellar	Yes
Service price	2 500 CZK monthly
PENB	C
Reference number	24620

Southwest oriented, sunny studio with a large enclosed balcony, situated on the top 3rd floor of the Nová Harfa residential project, featuring an elevator, underground parking and a quiet courtyard with landscaped greenery. Conveniently located just a few steps from the Pod Lávkou Park and from a tram stop with 2-minute links to Galerie Harfa shopping mall and the Českomoravská metro station.

The flat offers a living room with fully equipped kitchen and access to a generous enclosed balcony, bathroom with bathtub and toilet, large storeroom / walk-in closet, and an entrance hall.

Standards include floating laminate floors, ceramic tiles, plastic windows with double insulation glass, central heating provided by a boiler room in the house, plenty of storage space. **The purchase price includes all the equipment and furniture shown in the photographs** and also an extra storeroom on the same floor (instead of a cellar). Possibility to rent an on-site garage parking space.

Within the complex you can find a variety of services including hairdressers / beauty salons, restaurants and shops. Plenty of sports activities provided by a nearby park with a bicycle path, directly connected to the Podviní Park with two rope centers, bobsleigh, view point and skatepark. You can also visit the tennis courts and mini golf at the O2 Arena. Quick transportation links to the center, good access to the Prague ring road (Pražský okruh) and D8, D10 and D11 highways.

Interior 38 m<sup>2</sup>, balcony 9.2 m<sup>2</sup>, storeroom.

\* 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.

