



## Apartment Three-bedroom (4+kk)

Sold

107.6 m<sup>2</sup>, Praha 9, Libeň, Kurta Konráda





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Total area	263 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Terrace	155 m <sup>2</sup>
Parking	1 parking box and 1 garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39721

This sunny apartment with a 155-meter terrace with panoramic views is located on the top floor of the newly completed Harfa Design Residence project with a 24-hour reception, elevator, and an underground garage. The neighborhood provides easy access and complete services.

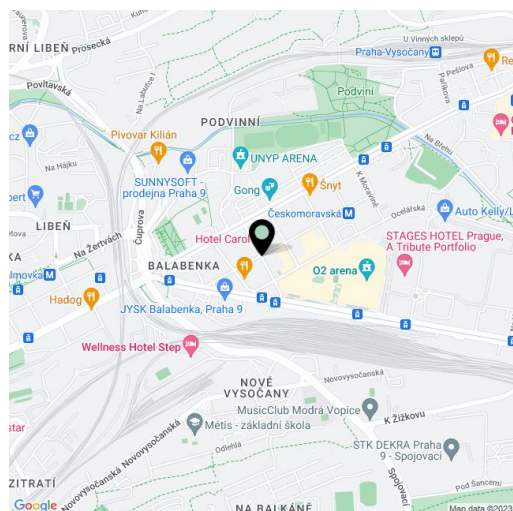
The practical layout offers a living area with a preparation for a kitchen, a master bedroom with an en-suite bathroom (with a toilet and shower), another 2 rooms, a central bathroom (with a bathtub, 2 sinks, and a connection for a washing machine), a separate toilet, a foyer, a hallway, and a closet. All rooms have access to a **large terrace** with views in all directions.

Facilities include sliding **triple-glazed aluminum windows**, designer bathrooms, **underfloor heating, recuperation** for automatic air exchange and thermal comfort, and glass railings on the terrace. The interior is in a state prior to the final completion of the floor surfaces. The apartment comes with **1 parking box and 1 garage parking space**. The entrance to the building is through a stylish hall with a reception.

The building is located next to the Harfa shopping and entertainment center and the O2 arena; within walking distance is a kindergarten and elementary school, a health center, and several sports facilities. The location is very pleasant thanks to the **Podvíní Park** and other green areas with a bike path along the Rokytká Stream. Very easy connections to the city center are provided by several tram lines from a nearby stop, and the Českomoravská metro station is few minutes' walk away.

Floor area 107.2 m<sup>2</sup>, terrace 155.4 m<sup>2</sup>, cellar 3.3 m<sup>2</sup>.

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



\* 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.



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