



Apartment Studio (1+kk)

44.4 m², Prague 9, Vysočany, Pod Harfou

Sold





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Total area	56 m ²
Floor area*	44 m ²
Terrace	11 m ²
Parking	-
Cellar	-
PENB	B
Reference number	40936

This new-build southwest-facing apartment with a terrace is currently being developed in the successful Harfa Park residential project by Finep. A revitalized location within easy reach of all services and right by the bike path along the Rokytka River. Transfer to private ownership is possible immediately after the construction is completed and the annuity is repaid; financing through a mortgage loan is possible. Final approval is expected in summer 2023.

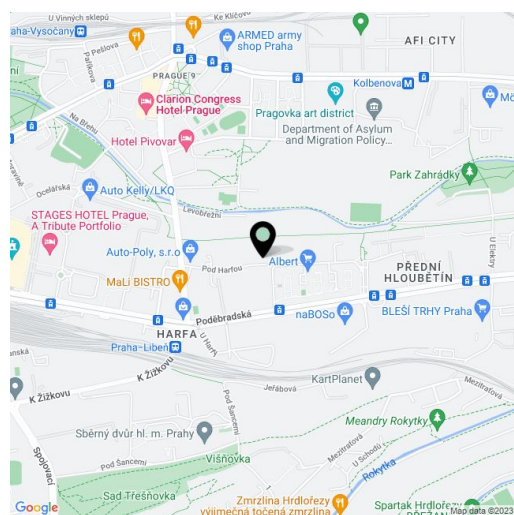
The apartment will be located on the 7th floor. Its studio layout can easily be converted to 1-bedroom. Thanks to two **large windows** facing the **terrace**, it will be possible to separate the living room and create a sleeping area. There will also be a bathroom with a bathtub, toilet, and space for a washing machine, a closet, and a hallway where a built-in wardrobe may be installed.

Facilities include **Sapeli** interior and entrance doors, plastic multi-chamber windows that can be opened in four positions, a preparation for blinds or shutters, carpet in the living room, ceramic tiles in the kitchen, bathroom, toilet, and hallway, **Laufen** sanitary ware, **Grohe and Hansgrohe** faucets, central heating, access to the building via **chip**. It is possible to arrange the above-standard design and equipment of the apartment according to the schedule and price list of any eventual client changes.

The location offers a full range of services at your fingertips and allows you to get anywhere without any problems by tram, metro, bus, or train. Not far from the building are 2 supermarkets, several restaurants, and cafes. The Fénix and Galerie Harfa shopping centers or the O2 arena and O2 universum multifunctional halls are within walking distance or about 1 minute by public transport. **Zahrádky Park** and the nearby **Podvíní Park** make the place more pleasant and there is a **bike path** right by the building, leading comfortably and safely to the city center.

Floor area 44.4 m², terrace 11.3 m².

Sale in the form of a transfer of a cooperative share, the price of the transfer is CZK 2,515,972. The advertised price includes an unpaid annuity in the amount of CZK 3,884,028. The annuity can be repaid in the form of monthly rent, or it can be repaid partially or in full during the construction or at any time after its completion. After the annuity is paid in full, transfer to personal ownership is possible.



* 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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