



## Apartment One-bedroom (2+kk)

Sold

53.7 m<sup>2</sup>, Prague 9, Vysočany, Pod Harfou





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Total area	62 m <sup>2</sup>
Floor area*	54 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	Garage parking space at extra cost.
Cellar	-
PENB	B
Reference number	41690

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.

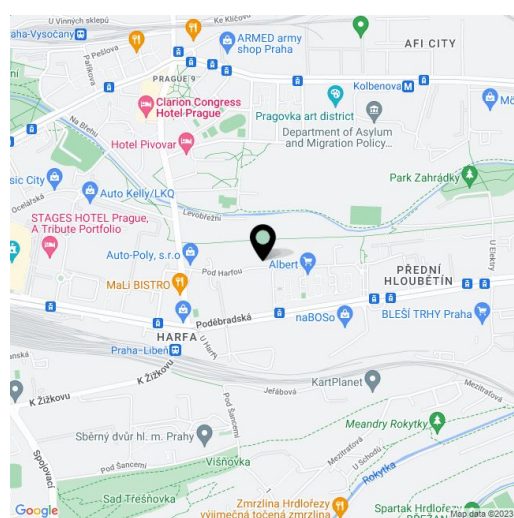
The unit will be located on the 4th floor and will offer a bright living room with access to a spacious balcony, a bedroom with space for built-in wardrobes, a bathroom with a bathtub, toilet, and space for a washing machine, and a hall adapted for the installation of wardrobes.

Facilities include Sapeli interior and entrance doors, plastic multi-chamber windows that can be opened in four positions, a preparation for blinds or shutters, carpeted floor 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 an above-standard design and equipping 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 away by public transport. Zahrádky Park and the nearby Podviní 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 53.7 m<sup>2</sup>, terrace 8.5 m<sup>2</sup>.

Sale in the form of a transfer of a cooperative share, the price of the transfer is CZK 2,820,000. The advertised price includes an unpaid annuity in the amount of CZK 4,468,527. 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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