



Apartment Four-bedroom (5+kk)

Sold

173.3 m², Prague 8, Libeň, Menclova

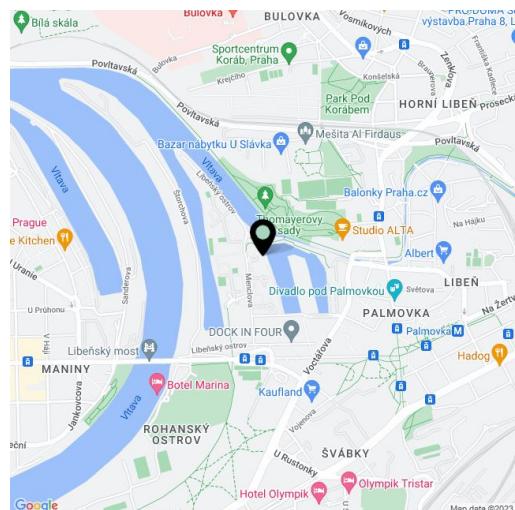




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Total area	241 m ²
Floor area*	173 m ²
Terrace	68 m ²
Parking	3 parking spaces
Cellar	Yes
Service price	14 758 CZK monthly
PENB	B
Reference number	102757



* 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.

The modern air-conditioned rooftop penthouse with terraces extending around almost the entire apartment, with nice views of the river and greenery, custom-made equipment, and 3 parking spaces. The successful DOCK River Watch 3 residential project is located on Libeňský Island, where a completely new residential district with a park and sports fields was created.

The layout of the 4th floor apartment consists of a **magnificent living space** with a kitchen and dining area, 4 bedrooms, 2 bathrooms, a separate toilet, a dressing room with a laundry room, and a hall with **direct access to the elevator**. All rooms, including the hall, are connected to one of the **terraces**, and the eastern part of the terrace offers views of a blind arm of the **Vltava River with a harbor**.

The high-quality facilities include **wooden oak floors**, **air-conditioning** in all rooms, **wooden windows** with remote-controlled exterior blinds, a **smart home system**, a kitchen by the **Austrian Team 7 luxury brand** with a **granite worktop** and **Gaggenau** appliances, **designer lamps** from the **Occhio** and **Artemis** brands and designer **Lucie Koldová, Marthi Design** curtains, built-in furniture, security entrance door. Heating is remote central; **underfloor heating** in the bathrooms. The apartment includes **3 garage spaces and 3 cellars**.

The location of the residence allows you to be near everything you need in a moment. Kindergartens and elementary schools as well as the **Duhovka Czech-English Montessori elementary school**, cafes, restaurants, a supermarket, and a pharmacy are nearby. **Tennis courts, a running track, and a golf driving range** are not far from the building, and it is easy to connect to the **bike path** along the Vltava River. Transport connections are provided by trams, the Palmovka, Vltavská, or Nádraží Holešovice metro stations are a short distance away, and driving by car is faster due to the nearby entrance to the Blanka tunnel complex.

Floor area 173.3 m², terraces 60.1 m² and 7.8 m², cellars 8.4 m², 8.1 m² and 3.9 m².



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