



## Apartment Two-bedroom (3+kk)

Rented

85.4 m<sup>2</sup>, Prague 8, Libeň, Menclova





## Apartment Two-bedroom (3+kk)

Rented

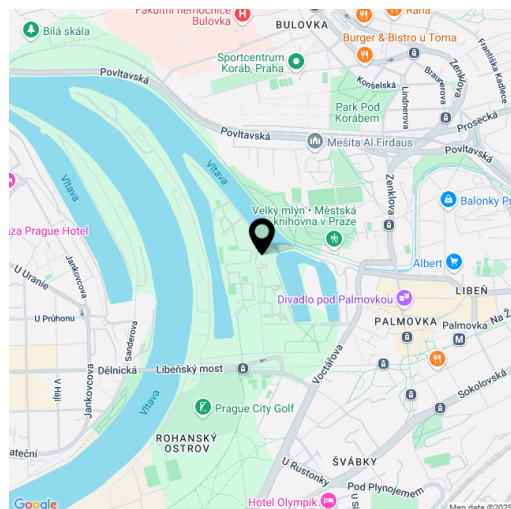
85.4 m², Prague 8, Libeň, Menclova

Total area	93 m²
Floor area*	85 m²
Loggia	8 m²
Parking	Garage parking
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 6,000. Electricity is billed separately.
PENB	B
Reference number	109276
Available from	Immediately

Boasting lovely views of the river and the surrounding greenery, this furnished 2-bathroom apartment with an enclosed balcony is on the 3rd floor of an apartment building in DOCK, a recently built gated residential project with a harbor for private yachts and small boats. Located on a peninsula surrounded by two branches of the Vltava River, in a revitalized waterfront area on the border of the Karlín and Libeň neighborhoods. Full amenities are within easy reach, as are tram connections—the Palmovka metro station is a short ride away. Thomayerovy Sady Park, the Libeňský Chateau, and sports facilities (tennis courts, golf driving range) are within walking distance. The area has a vibrant cultural scene, with the Divadlo Pod Palmovkou Theater and the DOX Center for Contemporary Art located nearby.

The interior features a living room with a fully fitted open plan kitchen and access to the **enclosed balcony**, 2 bedrooms, 2 bathrooms (bathtub with a shower screen, toilet/walk-in shower, toilet), and an entrance hall with built-in wardrobes.

**Hardwood floors**, tiles, automatic exterior blinds, central heating, Miele appliances, washer, dryer, dishwasher, induction stove top, microwave oven, **cellar**, bike and pram storage, lift, chip entry to the building, camera system. A **garage parking** space is included.



\* 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.