



Apartment Two-bedroom (3+kk)

85.4 m², Prague 8, Libeň, Menclova

Rented



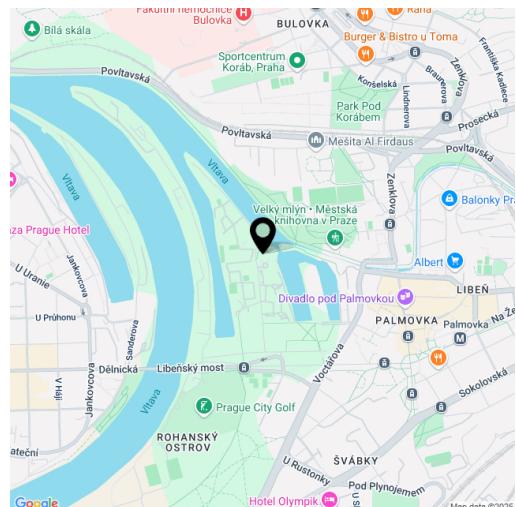


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Total area	93 m ²
Floor area*	85 m ²
Loggia	8 m ²
Parking	Garage parking
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 6,000. Electricity is billed separately.
PENB	B
Reference number	109276
Available from	Immediately



* 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.

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.