



## Apartment One-bedroom (2+kk)

Rented

57 m², Prague 8, Libeň, Menclova





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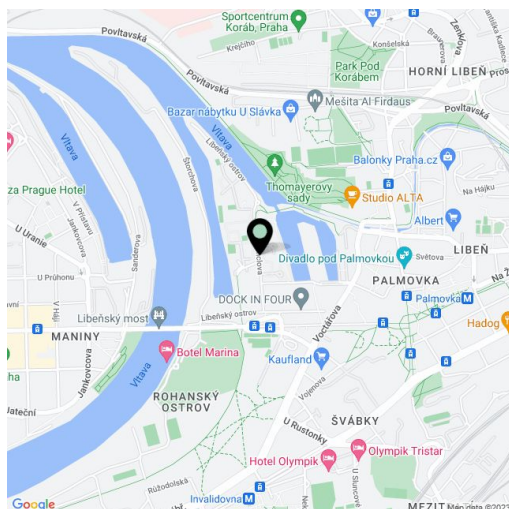
57 m², Prague 8, Libeň, Měnclova

Total area	66 m²
Floor area*	57 m²
Balcony	9 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30879
Available from	Immediately

This furnished 1-bedroom apartment with 2 balconies and views of the surrounding greenery and the Vltava river is situated on the third floor of an apartment building in DOCK, a recently built gated residential project with a 24/7 reception. Located on a peninsula surrounded by two arms of the Vltava River, in a revitalized waterfront area on the border of the Karlín and Libeň city quarters. Full amenities are within easy reach, as are tram connections - the Palmovka metro station is a short ride away. The Thomayerovy sady park, Libeňský zámek chateau, and sport facilities (tennis courts, golf teeing grounds) are within walking distance. The neighborhood has a vibrant cultural scene, with the Divadlo Pod Palmovkou Theater and the DOX Center for Contemporary Art located nearby.

The interior includes a living room with a fully fitted open plan kitchen and **terrace** access, one bedroom with a **balcony**, a bathroom with a walk-in shower, a bidet, and a toilet, a utility room, and an entrance hall with built-in closets.

**BTicino smart home system**, **hardwood floors**, tiles, carpet, underfloor heating, security entry door, outside blinds, built-in storage, French windows, central heating, washer, induction cooktop, American type fridge, **cellar**, lift, security service. One **garage parking** space included. Deposit for service charges and heating CZK 4000/month. Electricity is billed separately. Available from October 2020. **Furnished** despite the photos.



\* 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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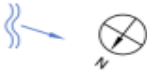
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1:100

DOCK

Plochy jednotlivých místností jsou pouze orientační. Vytvářené schéma v příloze bytu (obývací, kuch., ložn., el. spotřebiče, atd.) nejsou součástí dodatku. Rozsah dodatku je specifikován ve smlouvě. Investor si vyhrazuje právo na drobné úpravy.



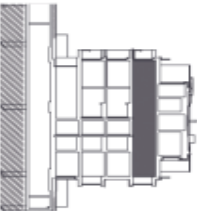
SCHEMA PROJEKTU



SCHEMA UMÍSTĚNÍ BYTU PŘI PŘÍJMU 4.NP



ŘEZ



59.0 M²	
2+KK	
4. NP	
Č.M.	NÁZEV MÍSTNOSTI
11.01	VSTUPNÍ HALA
14.01	KOMORA
08.01	KOUPELNA+TOALETA
05.01	LOŽNICE
03.01	OBYVACÍ POKOJ+KK
CELKOVÁ UŽITNÁ PLOCHA 57.1	
17.01	BALKÓN
17.02	BALKÓN
BALKÓN, TERASY	
8.7	
www.dock.cz	
DOCK by CREASTYL	