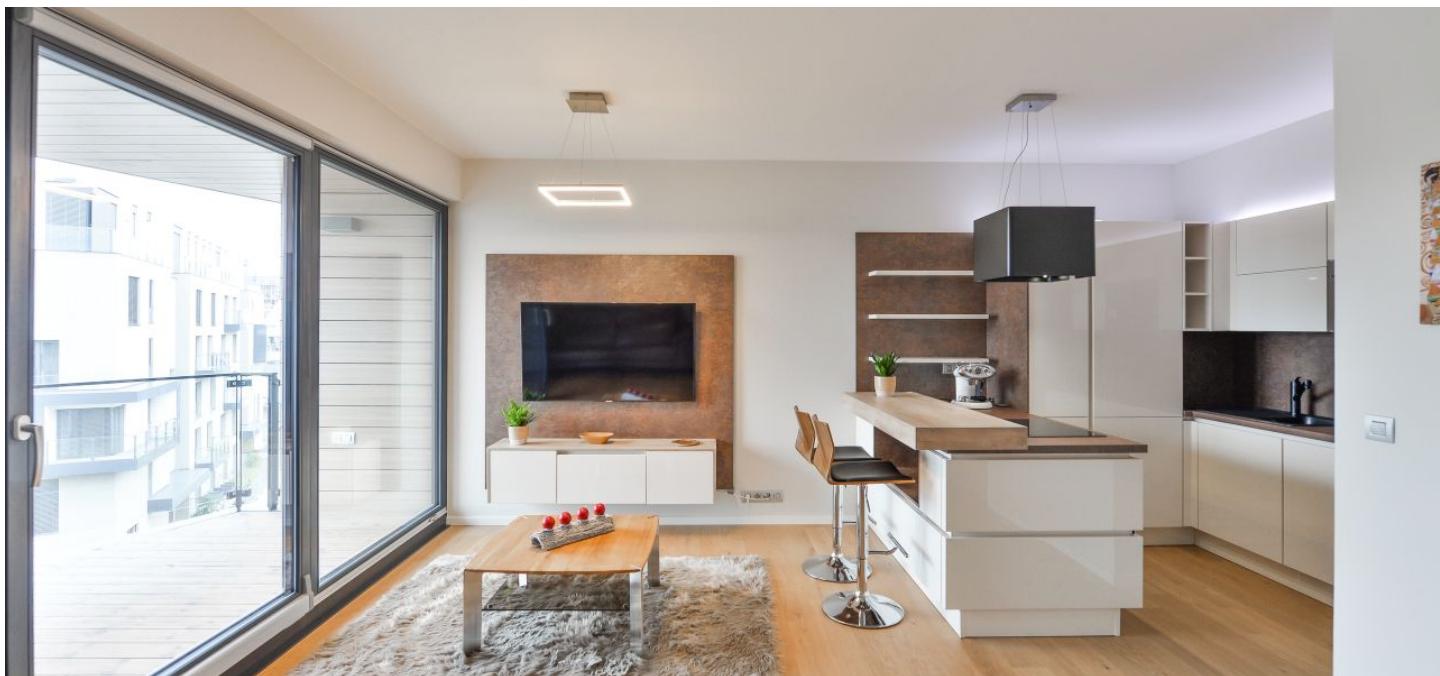




## Apartment One-bedroom (2+kk)

Rented

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



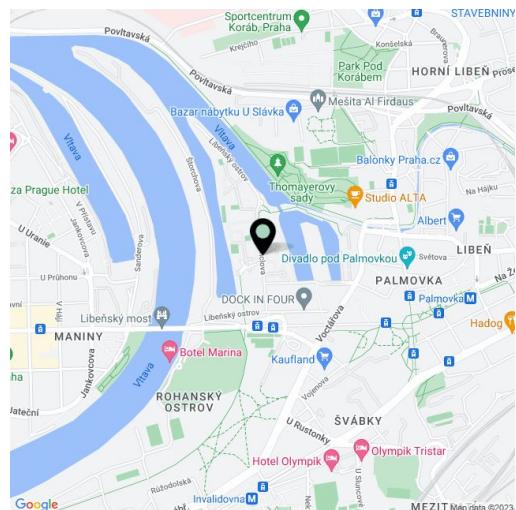


## Apartment One-bedroom (2+kk)

Rented

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

Total area	57 m <sup>2</sup>
Floor area*	52 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Deposit for service charges, heating, and water CZK 4,100/month. Electricity transferred to the tenant.
PENB	B
Reference number	31268
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.

This furnished apartment with an enclosed balcony offering views of the surrounding greenery and the Vltava river is on the fourth floor of an apartment building in DOCK, a recently built gated residential project with a 24/7 reception and security. 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). Thomayerovy Sady Park, the Libeňský zámeček chateau, and sport facilities (tennis courts, golf driving ranges) 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 apartment features a living room with a fully fitted open plan kitchen, a breakfast bar, and access to the balcony overlooking the river, one bedroom with built-in wardrobes, a bathroom incl. a walk-in shower and toilet, and an entrance hall.

**Smart home system, hardwood floors, tiles, security entry door, central heating, TV, dishwasher, washing machine with dryer, induction cooktop, microwave oven, cellar, bike and pram storage, chip entry to the building. A garage parking space is included.**