



Apartment Two-bedroom (3+kk)

Rented

91 m², Prague 8, Libeň, Menclova



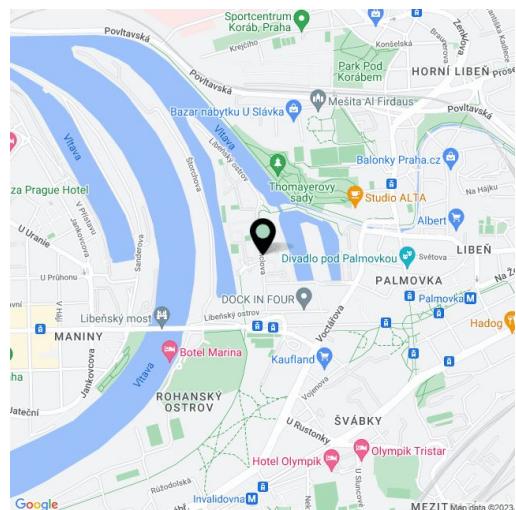


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Total area	101 m ²
Floor area*	91 m ²
Terrace	10 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Services, heating, and, water CZK 7,000 per month. Electricity - transferred to the tenant.
PENB	B
Reference number	34070
Available from	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 romantic river views, this semi-furnished apartment with a terrace is on the 2nd floor of an apartment building in DOCK, a recently built gated residential complex 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 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 offers a living room with a fully fitted open plan kitchen and access to the **terrace**, a master bedroom with built-in wardrobes and storage, a second bedroom, a bathroom incl. a walk-in shower, bathtub, and toilet, a utility room, an additional separate toilet, and an entrance hall with built-in wardrobes.

Smart home system, hardwood floors, tiles, French windows, security entry door, custom-made kitchen and built-in storage, remote control operated exterior blinds, central heating, dishwasher, induction cooktop, microwave oven, bike and pram storage, elevator, chip entry to the building. Two garage parking spaces and 2 cellars available. One garage space incl. cellar at CZK 4,500 per month.