



Apartment Two-bedroom (3+kk)

Rented

97 m², Prague 8, Libeň, Menclova

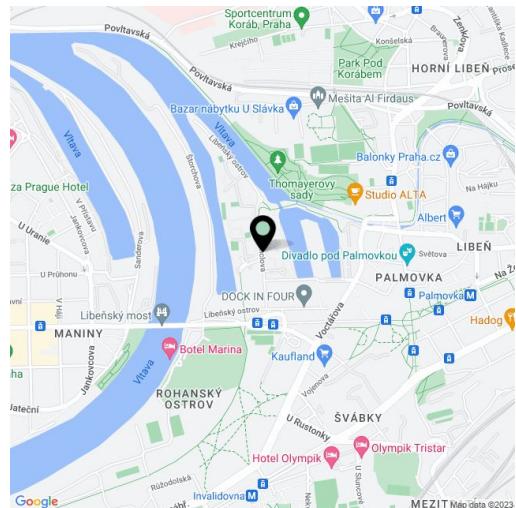




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Total area	107 m ²
Floor area*	97 m ²
Terrace	10 m ²
Parking	-
Cellar	-
Service price	Deposit for services, heating, and water CZK 6,000/month. Electricity - transferred to the tenant.
PENB	B
Reference number	34497
Available from	Immediately



* 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 beautiful romantic views of the river, this fully furnished apartment with a terrace is on the 4th 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 neighborhoods. Full amenities are within easy reach, as are tram connections—the Palmovka metro station is a short ride away. The Thomayerovy sady Park, Libeňský zámeček 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 corner living room with a fully fitted open plan kitchen, a breakfast bar, and access to the terrace, 2 separate bedrooms (one with a bay window), a bathroom incl. a walk-in shower, a toilet, and a bidet shower, a storage room, an additional separate toilet with a bidet shower, and an entrance hall with built-in wardrobes.

Smart home system, hardwood floors, air conditioning, large-format tiles, French windows, security entry door, central heating, a washing machine, oven, digester, an induction cooktop, bike and pram storage, an elevator, chip entry to the building.