



## Apartment Four-bedroom (5+kk)

Sold

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





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Total area	241 m <sup>2</sup>
Floor area*	173 m <sup>2</sup>
Terrace	68 m <sup>2</sup>
Parking	3 parking spaces
Cellar	Yes
Service price	14 758 CZK monthly
PENB	B
Reference number	102757

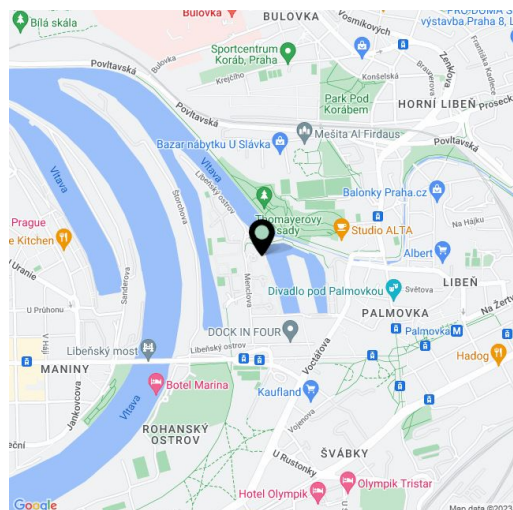
The modern air-conditioned rooftop penthouse with terraces extending around almost the entire apartment, with nice views of the river and greenery, custom-made equipment, and 3 parking spaces. The successful DOCK River Watch 3 residential project is located on Libeňský Island, where a completely new residential district with a park and sports fields was created.

The layout of the 4th floor apartment consists of a magnificent living space with a kitchen and dining area, 4 bedrooms, 2 bathrooms, a separate toilet, a dressing room with a laundry room, and a hall with direct access to the elevator. All rooms, including the hall, are connected to one of the terraces, and the eastern part of the terrace offers views of a blind arm of the Vltava River with a harbor.

The high-quality facilities include wooden oak floors, air-conditioning in all rooms, wooden windows with remote-controlled exterior blinds, a smart home system, a kitchen by the Austrian Team 7 luxury brand with a granite worktop and Gaggenau appliances, designer lamps from the Occhio and Artemis brands and designer Lucie Koldová, Marthi Design curtains, built-in furniture, security entrance door. Heating is remote central; underfloor heating in the bathrooms. The apartment includes 3 garage spaces and 3 cellars.

The location of the residence allows you to be near everything you need in a moment. Kindergartens and elementary schools as well as the Duhovka Czech-English Montessori elementary school, cafes, restaurants, a supermarket, and a pharmacy are nearby. Tennis courts, a running track, and a golf driving range are not far from the building, and it is easy to connect to the bike path along the Vltava River. Transport connections are provided by trams, the Palmovka, Vltavská, or Nádraží Holešovice metro stations are a short distance away, and driving by car is faster due to the nearby entrance to the Blanka tunnel complex.

Floor area 173.3 m<sup>2</sup>, terraces 60.1 m<sup>2</sup> and 7.8 m<sup>2</sup>, cellars 8.4 m<sup>2</sup>, 8.1 m<sup>2</sup> and 3.9 m<sup>2</sup>.



\* 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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