



## Apartment One-bedroom (2+kk)

Rented

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





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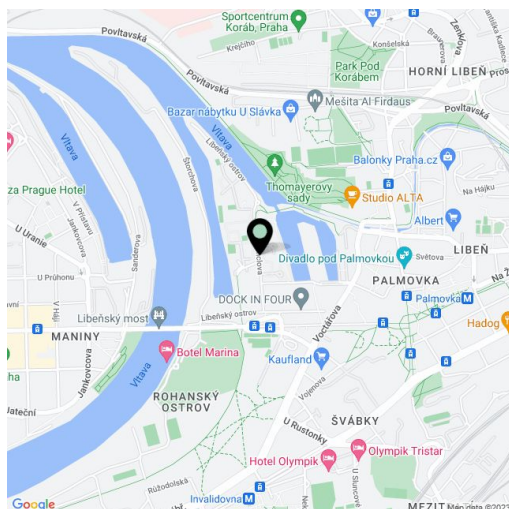
57 m², Prague 8, Libeň, Měnclova

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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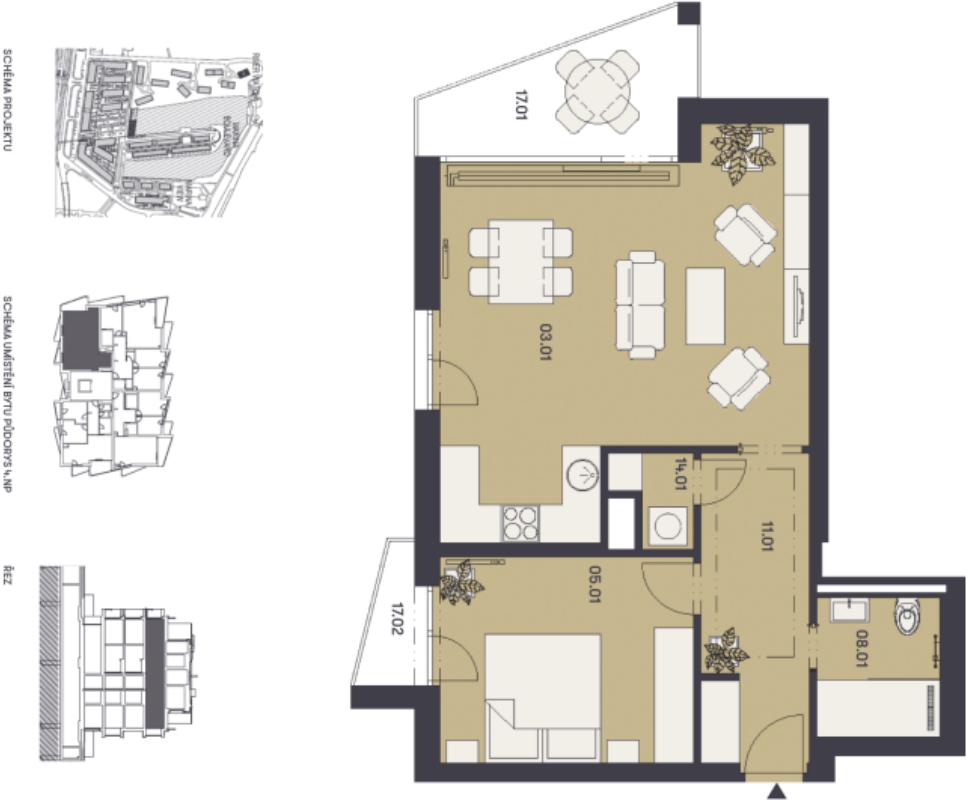
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Plachty jednotlivých místností jsou pouze orientační. Vybavení nábytkem a předměty bytů (obývací, kuch. linka, st. spotřebiče, atd.) nejsou součástí dohodky. Rozsah dodávky je specifikován ve standardu. Investor si vyhrazuje právo na drobné úpravy.



1:100

DOCK



SCHEMA PROJEKTU

SCHEMA UMÍSTĚNÍ BYTU PŘI PŘEHLEDU K.N.P.

ŘEZ

59.0 M<sup>2</sup>

2+KK

4. NP

www.dock.cz

DOCK by CRESTYL

Č.M.	NÁZEV MÍSTNOSTI	PLOCHA M <sup>2</sup>
11.01	VSTUPNÍ HALA	8.3
14.01	KOCHOKA	1.5
08.01	KOUPELNA+TOILETA	4.2
09.01	LOŽNICE	12.8
03.01	OBÝVACÍ POKOJ+KK	30.3
CELKOVÁ UŽITNÁ PLOCHA S/1		
17.01	BALKÓN	6.9
17.02	BALKÓN	1.8
BALKÓN, TERASY		8.7