



## Apartment One-bedroom (2+kk)

Rented

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





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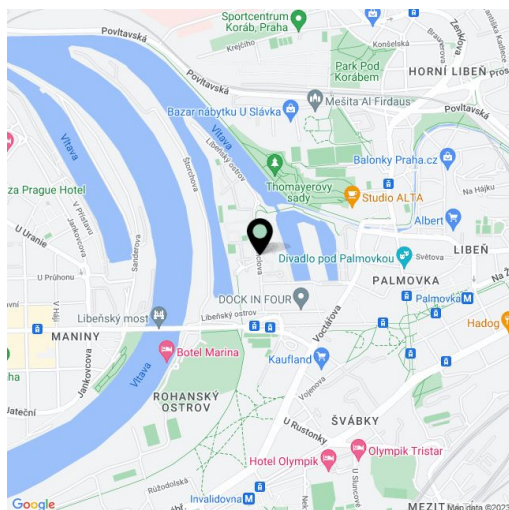
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Total area	67 m <sup>2</sup>
Floor area*	61 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Garden	34 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	31301
Available from	Immediately

This unfurnished 1-bedroom flat with a terrace / garden is on the ground 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. 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 flat offers a living room with a fully fitted open plan kitchen and access to the terrace / garden, one bedroom with built-in wardrobes and access to the garden, a bathroom incl. a walk-in shower and a toilet, and a spacious entrance hall with more built-in wardrobes.

Smart home system, **hardwood floors**, tiles, French windows, security entry door, automatic external blinds, central underfloor heating, washing machine, dishwasher, **cellar**, bike and pram storage, chip entry to the building. Can be furnished. One **garage parking** space included. Service charges, heating and water approx. CZK 4000 per month. Electricity is billed separately. Available from May 2021.



\* 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.