



## Apartment Two-bedroom (3+kk)

Rented

91 m², Prague 8, Libeň, Menclova





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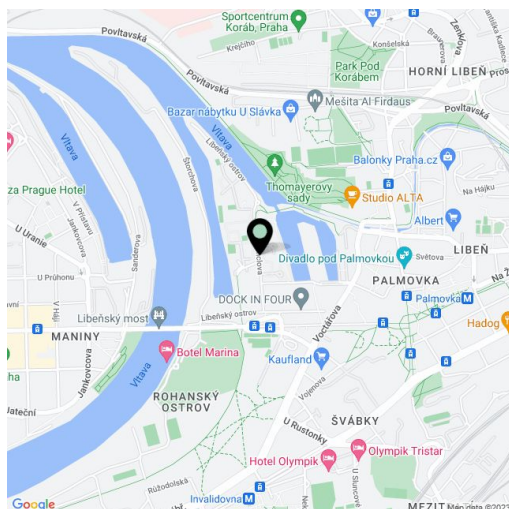
**Rented**91 m<sup>2</sup>, Prague 8, Libeň, Menclova

Total area	101 m <sup>2</sup>
Floor area*	91 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	34070
Available from	Immediately

Boasting romantic river views, this semi furnished 2-bedroom apartment with a terrace is on the second floor of an apartment building in the 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 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, a bathtub and a 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 external blinds, central heating, dishwasher, induction cooktop, microwave oven, **two cellars**, bike and pram storage, lift, chip entry to the building. The apartment can be fully furnished. One **garage parking** space is included, one more is available at an additional fee. Service charges, heating and water bills: approx. CZK 5000 per month. Electricity is billed separately.



\* 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.