



Apartment Two-bedroom (3+kk)

Rented

91 m², Prague 8, Libeň, Menclova





Apartment Two-bedroom (3+kk)

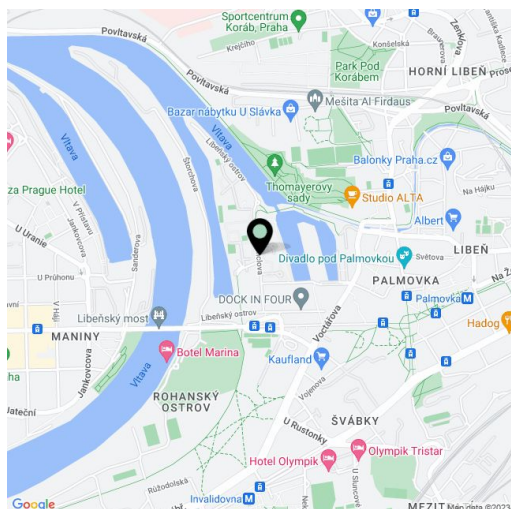
Rented91 m², Prague 8, Libeň, Menclova

Total area	101 m ²
Floor area*	91 m ²
Terrace	10 m ²
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.