Apartment Two-bedroom (3+kk)

Rented

91 m², Prague 8, Libeň, Menclova

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Total area	101 m²
Floor area*	91 m²
Terrace	10 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Services, heating, and, water CZK 7,000 per month. Electricity - transferred to the tenant.
PENB	B
Reference number	34070
Available from	Immediately

Boasting romantic river views, this semi-furnished apartment with a terrace is on the 2nd floor of an apartment building in DOCK, a recently built gated residential complex 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. Thomayerovy Sady Park, the Libeňský zámeček 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, bathtub, and 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 contol operated exterior blinds, central heating, dishwasher, induction cooktop, microwave oven, bike and pram storage, elevator, chip entry to the building. **Two garage parking spaces and 2 cellars** available. One garage space incl. cellar at CZK 4,500 per month.
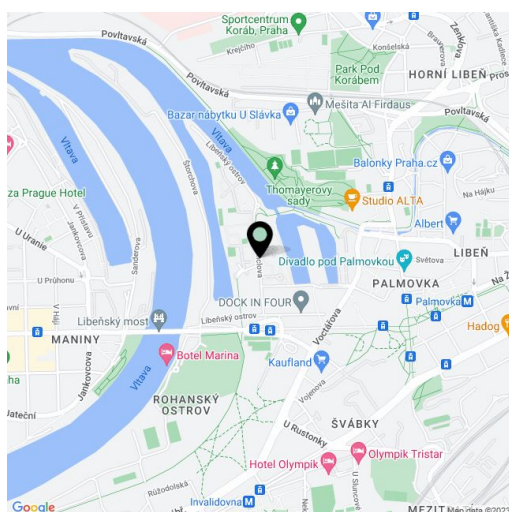
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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