



## Apartment Two-bedroom (3+kk)

Rented

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





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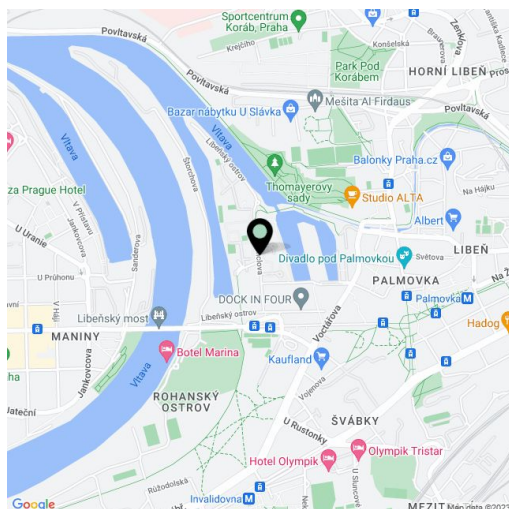
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Total area	107 m <sup>2</sup>
Floor area*	97 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Deposit for services, heating, and water CZK 6,000/month. Electricity - transferred to the tenant.
PENB	B
Reference number	34497
Available from	Immediately

Boasting beautiful romantic views of the river, this fully furnished apartment with a terrace is on the 4th 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 neighborhoods. 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 sports facilities (tennis courts, golf driving range) are within walking distance. The area has a vibrant cultural scene, with the Divadlo Pod Palmovkou Theater and the DOX Center for Contemporary Art located nearby.

The interior features a corner living room with a fully fitted open plan kitchen, a breakfast bar, and access to the terrace, 2 separate bedrooms (one with a bay window), a bathroom incl. a walk-in shower, a toilet, and a bidet shower, a storage room, an additional separate toilet with a bidet shower, and an entrance hall with built-in wardrobes.

Smart home system, hardwood floors, air conditioning, large-format tiles, French windows, security entry door, central heating, a washing machine, oven, digester, an induction cooktop, bike and pram storage, an elevator, chip entry to the building.



\* 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.