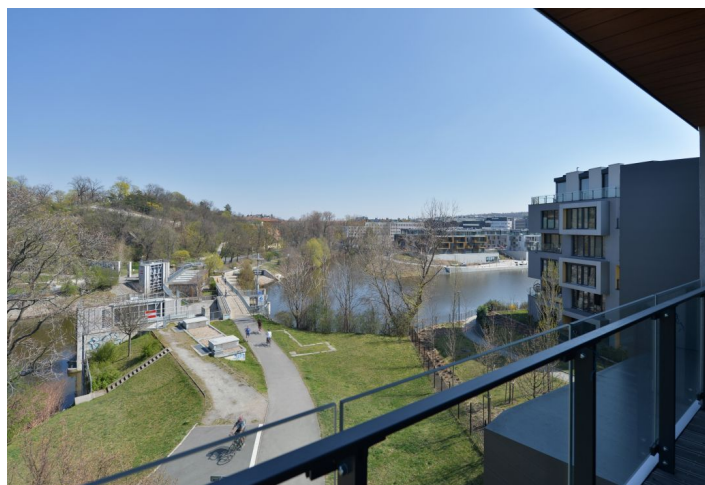




## Apartment Three-bedroom (4+kk)

Rented

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





## Apartment Three-bedroom (4+kk)

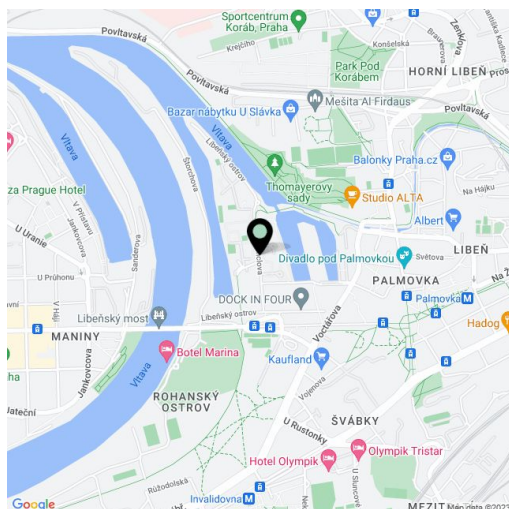
**Rented**114 m<sup>2</sup>, Prague 8, Libeň, MENCLOVA

Total area	120 m <sup>2</sup>
Floor area*	114 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	35548
Available from	Immediately

Boasting beautiful romantic views of the river and the surrounding greenery, this fully furnished 3-bedroom 2-bathroom apartment with a balcony is on the third floor of an apartment building in DOCK, a recently built gated residential project with a 24/7 reception, security, and a harbor for private yachts and small boats. Located on a peninsula surrounded by two branches 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. Thomayerovy Sady Park, Libeňský 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 living room with a dining area, a fully fitted open plan kitchen and access to the **balcony**, a master bedroom with an en-suite bathroom (bathtub, bidet, toilet), two additional bedrooms, a family bathroom (walk-in shower, toilet), a utility room, and an entrance hall with built-in wardrobes.

**High standard equipment, smart home system, oak hardwood floors, tiles, French windows, exterior blinds operated by remote control, security entry door, central heating, washing machine, dryer, Miele kitchen appliances, dishwasher, induction cooktop, combination steam oven, TV, cellar, bike and pram storage, elevator, chip entry to the building, camera system. A garage parking space is included. A second space is available at an additional fee. Service charges and utilities are billed separately. Available from December 2022.**



\* 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.