



Apartment Three-bedroom (4+kk)

Sold

119.3 m², Praha 8, Libeň, Menclova

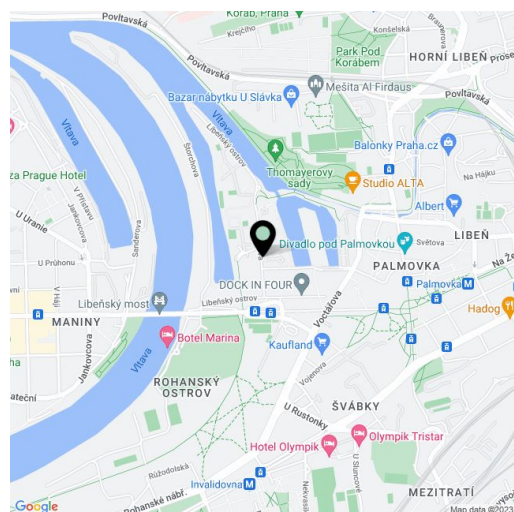




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Total area	119 m ²
Garden	144 m ²
Parking	Parking space in the underground garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	37065



* 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.

This apartment with high standard equipment and parking, surrounded by a front garden and 2 terraces, is situated on the ground floor of the DOCK River Watch I gated private residential complex in a revitalized waterfront district on the border of Karlín and Libeň. The building has security, an ornamental garden, and a marina for private boats.

From the foyer, you will enter the generously apportioned living room with a fully equipped Team 7 **designer kitchen** with **granite countertops**, **Gaggenau** appliances, a central island, and a bar counter. The room is illuminated by the light streaming in from **French windows** facing east and north with smooth access to the terrace and grassy area of the fenced **garden**, which surrounds the apartment on all sides and provides beautiful views of the greenery and the river. The foyer also leads to a bathroom with a toilet and shower and the hallway leads to another 3 rooms and a utility room with a connection for a washing machine. From two equally large bedrooms with north-facing French windows, you can enter the garden. The northwest-facing larger bedroom with an **en-suite bathroom** with a bathtub, shower, double sink, toilet, and bidet also has glazed direct access to the terrace and garden, facing northwest.

The high standard facilities include wooden **oak floors** and tiled floors, built-in wardrobes, central heating with underfloor heating in the bathrooms, a security entrance door, a **smart home system**, remote-controlled exterior blinds, and Occhio designer lighting (at an extra cost). It is possible to purchase the furniture shown on the photos. The apartment comes with a **cellar, garage parking space**, and access to the pram room and bike storage.

The residence is situated in a prestigious location on the **banks of the Vitava River**, right by a **bike trail** leading along the river to the center of Prague and out of the city. It offers beautiful views of the river and the surrounding greenery. All civic amenities are within easy reach in the area. Sports opportunities are provided by the nearby **Thomayer Gardens**, a golf course, **tennis courts**, and **bike park**. The driving distance to the Palmovka metro station is 4 minutes and to the center of Prague 10 minutes.

Floor area 119.3 m², front garden 143.5 m², cellar 4.2 m².



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