



## Apartment One-bedroom (2+kk)

Rented

57 m<sup>2</sup>, Praha 8, Libeň, Menclova





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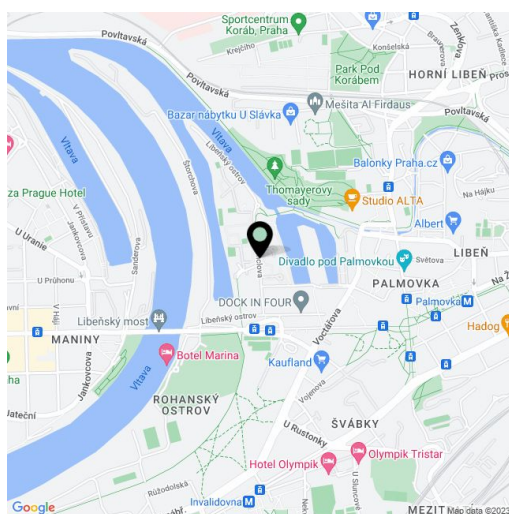
57 m², Praha 8, Libeň, Menclova

Total area	66 m²
Floor area*	57 m²
Balcony	9 m²
Parking	One garage parking space.
Garage	Yes
Cellar	Yes
Service price	Services, water, and heating CZK 6,500/person/month. Electricity - transferred to the tenant.
PENB	B
Reference number	37391
Available from	Immediately

This furnished apartment with 2 balconies and views of the surrounding greenery and the Vltava River is situated on the 1st floor of an apartment building in DOCK, a recently built gated residential project with a 24/7 reception. 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 districts. Full amenities are within easy reach, as are tram connections - the Palmovka metro station is a short ride away. Thomayerovy Sady Park, the 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 includes a living room with a fully fitted open plan kitchen and access to the terrace, one bedroom with a balcony, a bathroom with a walk-in shower, bidet, and toilet, a utility room, and an entrance hall with built-in closets.

Hardwood floors, tiles, underfloor heating, security entry door, outside blinds, built-in storage, French windows, central heating, washer, dishwasher, induction cooktop, elevator, security service. One garage parking space with a cellar included.



\* 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.