



Apartment Two-bedroom (3+kk)

Rented

97 m², Prague 8, Libeň, Menclova





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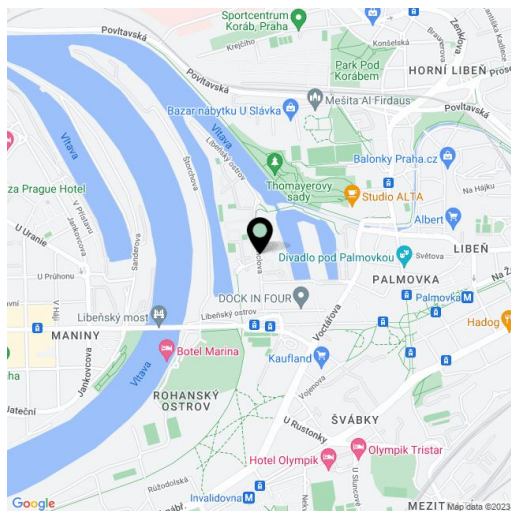
97 m², Prague 8, Libeň, Měnclova

Total area	107 m²
Floor area*	97 m²
Terrace	10 m²
Parking	-
Cellar	-
PENB	B
Reference number	34497
Available from	Immediately

Boasting beautiful romantic views of the river, this brand new, fully furnished 2-bedroom apartment with a terrace is on the fourth 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 condition, 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. Service charges, heating and water bills: approx. CZK 4,000 per month. Electricity is billed separately.



* 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.