



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	112 m <sup>2</sup>
Floor area*	101 m <sup>2</sup>
Balcony	11 m <sup>2</sup>
Parking	-
Cellar	-
PENB	B
Reference number	43260

This bright and spacious apartment with an east-facing balcony is located on the 1st floor of a building with an elevator in the original DOCK residential project, created with sustainability in mind according to the designs of the renowned Chmelář architekti studio. The residence benefits from its location by the river at the site of a former port on the border between Karlín, Libeň, and Holešovice. The apartment is offered completely furnished to a high standard.

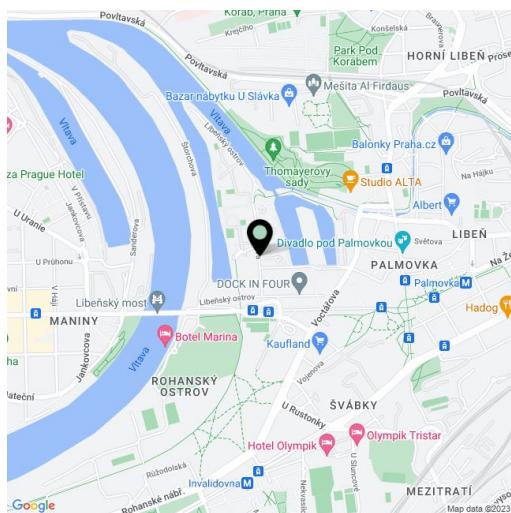
The area of the apartment is divided into a corner living room with an open plan kitchen, dining room, and access to a **spacious balcony**, 2 bedrooms, a bathroom (with a toilet, bathtub, and shower), a separate toilet, a foyer, and a utility room with a washing machine and dryer.

The much awarded project from 2015 is characterized by its **high-quality construction** and abundance of **natural materials**. The interior is equipped with premium, timeless furniture, such as a dining table made of **brushed wood** or a shelving system with a TV in the living room, **made-to-order in Italy**. Facilities include a **Leicht** kitchen, built-in **Siemens** appliances, and large French windows in the bedroom (on the west side), which can be shaded with **exterior blinds**. The entire apartment has **underfloor heating**; the heat comes from the building's central boiler room.

The building is set in an **amazingly fresh green location** on Libeň Island, which is adjacent to the vast **Thomayerovy Orchards**. A comfortable and **safe bike path** passes through the place, along which you can reach the **city center** in only a few minutes. A tram stop is about a 5-minute walk away, and the Palmovka metro station is also within walking distance. The area will soon undergo a major revitalization and provides a full range of civic amenities. There is a **cafe**, restaurant, **fitness center**, and ATM right in the complex, and a supermarket and several sports fields, including **tennis courts** and a **golf driving range**, are within easy reach.

Floor area 101.5 m<sup>2</sup>, balcony 11 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.