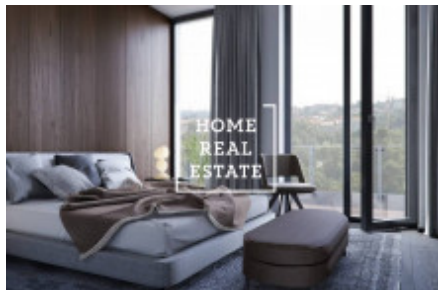


HOME  
REAL  
ESTATE

# Sale flat 3+kk, 84 m2 - Menclova, Praha 8



«Home Real Estate» in the exclusive representation of the owner offers for sale a unique apartment 3 + kk with a size of 84.4 m<sup>2</sup> with a balcony of 8.9 m<sup>2</sup> overlooking the water level and a marina with yachts in the residence "Dock". This is the best price offer compared to developers in the area (January 2019). The apartment consists of a living room (31.4 m<sup>2</sup>) with the necessary communication for connecting a kitchen and access to the balcony (8.9 m<sup>2</sup>), entrance hall (11.3 m<sup>2</sup>), 2 bedrooms (15.2 / 15.3 m<sup>2</sup>) bathroom with toilet (6.6 m<sup>2</sup>), separate toilet (1.5 m<sup>2</sup>). In many ways, the DOCK project meets the attribute of exceptionality. It clearly offers what you will not find in any other residential project in Prague - a location that is surrounded on one side by a calmly flowing river. The combination of a unique view of the watercourse and the impressive Prague skyline together with a quiet life, while at the same time having direct access to the city center, makes this location an optimal place for an active but at the same time quiet lifestyle. Residence DOCK also offers plenty of underground parking spaces, a bicycle shed and a washing box, as well as a central reception with 24-hour service. The DOCK project is not only luxury living with a view of the water level, but also the opportunity to really take advantage of all the benefits that living by the water offers. The residence has a pier, where you can moor boats up to 12 meters long. It is a fully-fledged "marina", equipped with standard services: refueling, water and electricity connections, ship management, including washing and service. Of course there is flood protection against a century of water, non-stop security and wireless internet throughout the port. The tram stop "Libeňský most" is about 2 minutes walk. Total price: 8,950,000 CZK, including commissions and all fees. Parking space and cellar in the basement can be purchased. Of course, you can also finance the property with a mortgage loan. Are you interested in a tour of the project? Just fill out the form below, we will call you as soon as possible and arrange a project inspection date that will suit you.

ID	<a href="#">30231</a>	Offer	Sale
Group	3+kk	Location	Menclova 12/2478 Libeň Praha
Ownership	Personal	Usable area	84 m <sup>2</sup>
Parking	Yes	City	<a href="#">Prague</a>
District	<a href="#">Praha 8</a>	City district	<a href="#">Libeň</a>
Status	Realized		