



## Apartment Three-bedroom (4+kk)

€ 1 241 597 | CZK 31 400 000

132 m<sup>2</sup>, Praha 8, Libeň, Smrčkova



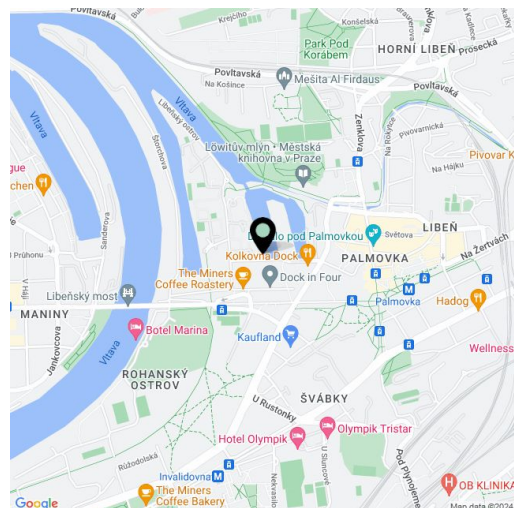


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Total area	147 m <sup>2</sup>
Floor area*	132 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Garden	68 m <sup>2</sup>
Parking	Possibility to purchase 2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	105497



\* 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.

**Exclusive barrier-free 3-bedroom apartment in the prestigious Dock Marina Boulevard project, which won the Best of Realty project of the year award, HOF Awards – Best of the best and CIJ Awards. The apartment has two terraces, an almost 70-meter garden, and views of the harbor. Safe access to the low, only four-story house on the unique Libeň peninsula is ensured by a gate and a 24-hour reception.**

The spacious, east-facing living room connected to the kitchen has a 45 m<sup>2</sup> floor area and **beautiful views** of the **water**, which is almost at your fingertips. The private part of the apartment is then separated from the living space by a closable hallway, which ensures peace in the bedrooms. Two bedrooms have west-facing windows, and the third bedroom (which can also be used as a study) is north-facing. The master bedroom has a **large walk-in closet** with access to the bathroom. The layout is complemented by a central bathroom, a separate toilet, a storage room/laundry room, and a foyer. All living rooms have access to the **terrace or garden**.

The entire apartment is **air-conditioned**, and there is also a **recuperation unit** in the living room. The windows have exterior aluminum **electrically controlled blinds** and insect nets. The apartment has **wooden floors, Italian natural floor and wall tiles** in the bathrooms, **underfloor heating**, a **smart home system**, Internet, and cable TV. The **Sykora** kitchen is equipped with **Miele** appliances and a **wine cellar**. The garden is divided into an ornamental part with **Mediterranean flowers** and an area with a lawn. Thanks to the two-zone **automatic irrigation** and **robotic mower**, the garden is almost maintenance-free. One of the terraces has an **open gazebo with a herb garden**. The apartment comes with a **cellar**, and it is possible to purchase **2 garage spaces**. The enclosed area with a reception has a camera system with a connection to the Central Monitoring Station and a **chip system** for entering the area.

The **Dock Marina Boulevard** apartment complex stands on a **quiet private peninsula**. The entire complex is gated, with a 24-hour reception and **security**. Access to the area is possible only through the gate. **The city center is 15 minutes away** by metro, tram, or car, and the PED Academy private school operates right on the premises. Surround yourself with beautiful nature and enjoy the benefits of great accessibility to everything you need for modern life. With a park, a **bike path**, and quality facilities with new restaurants, cafes, a golf driving range 200 m from the complex, and the Dream Fit DOCK fitness and wellness center, you always have a place to recharge your batteries. To recharge the battery of your **electric car**, you can use the project's private **chargers**.





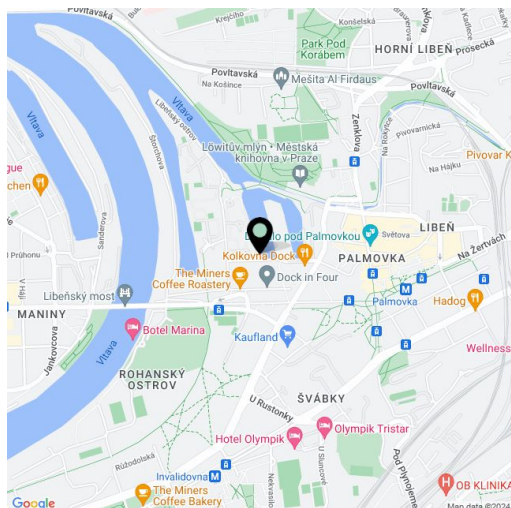
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Floor area 132 m<sup>2</sup>, garden area 68 m<sup>2</sup>, terrace 15 m<sup>2</sup>, cellar 2.9 m<sup>2</sup>.



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