



Apartment Two-bedroom (3+kk)

Rented

97 m², Praha 8, Libeň, Smrčkova





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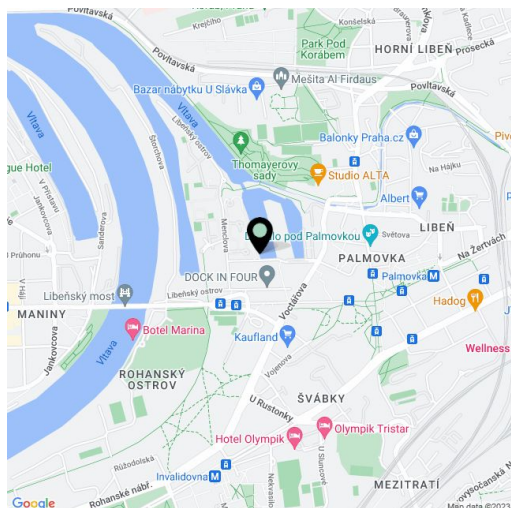
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Total area	118 m ²
Floor area*	97 m ²
Terrace	21 m ²
Parking	Parking space in underground garages.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	36480
Available from	Immediately

Boasting a large west facing terrace and beautiful views of the river, this is a brand new 3-bedroom 2-bathroom waterfront flat. Set on the 3rd floor of an apartment building in DOCK Marina Boulevard, a newly built residential project with a 24/7 reception, security, parking and a harbour for private yachts and small boats. 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 and the Palmovka metro station, just a short walk 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 spacious corner living room with a fully integrated kitchen, French window, and an access to the **terrace offering beautiful views of the river and the green surroundings**. There are 2 separate bedrooms (one with a French window, the second with an access to the terrace), an en-suite bathroom (bathtub, shower, toilet, bidet), an additional separate toilet, and an entrance hall.

High standard equipment and finishes, air-conditioning, smart home system, hardwood oak floors, tiles, security entry door, built-in wardrobes, floor-to-ceiling windows, automatic external blinds, central (underfloor) heating, master switch, cellar, bike / pram storage, lift, chip entry to the building, camera system. Garage parking space included. Monthly deposit for service charges, water and heating: CZK 3600 for one person. 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.