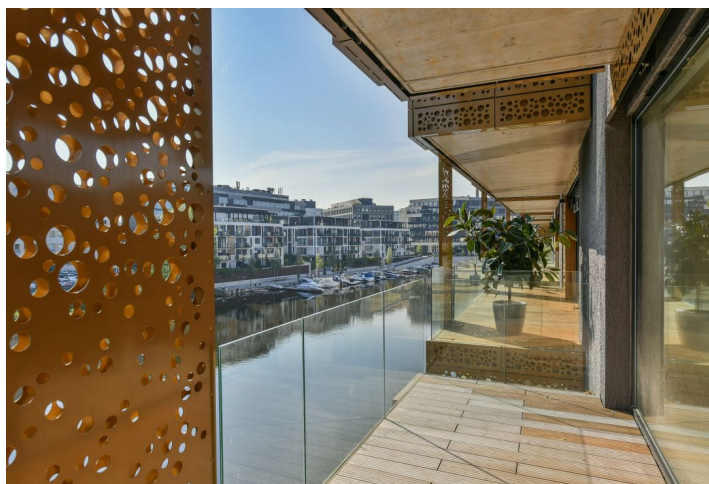
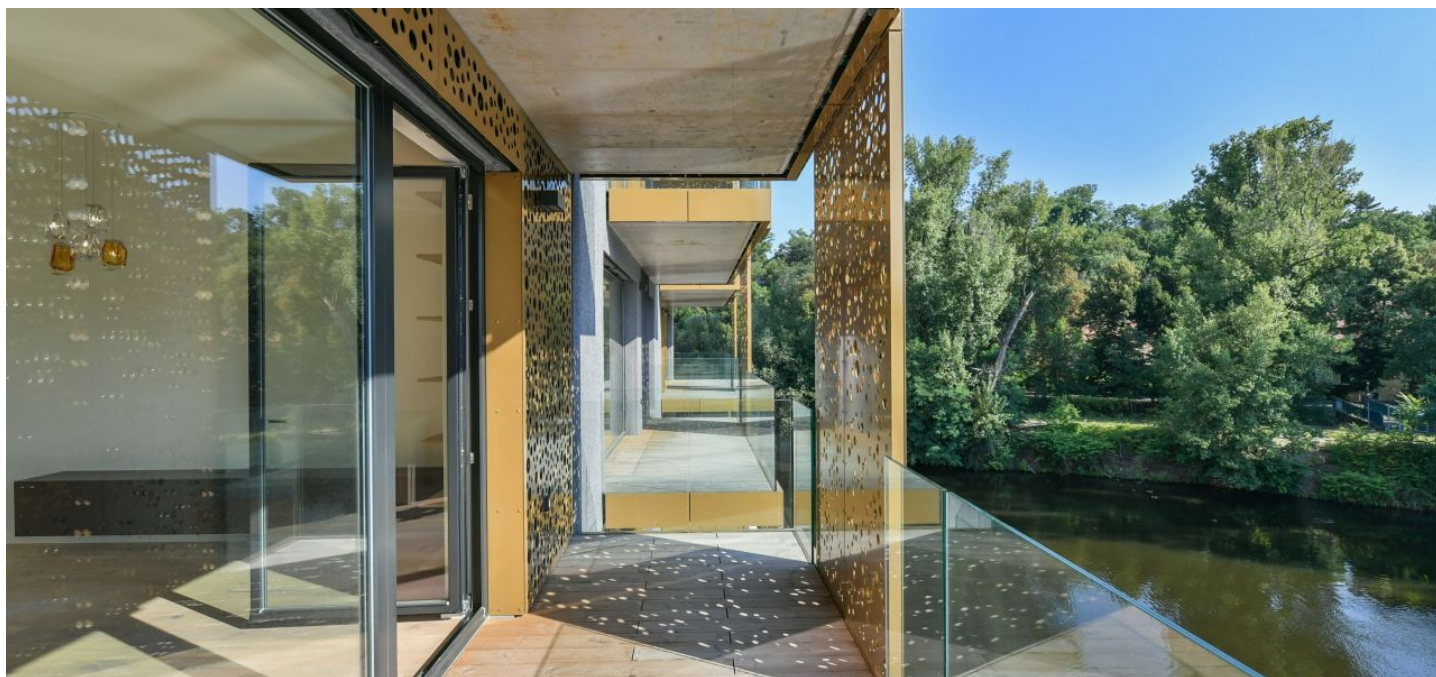




## Apartment Two-bedroom (3+kk)

Rented

87 m<sup>2</sup>, Prague 8, Libeň, Smrčkova





## Apartment Two-bedroom (3+kk)

Rented

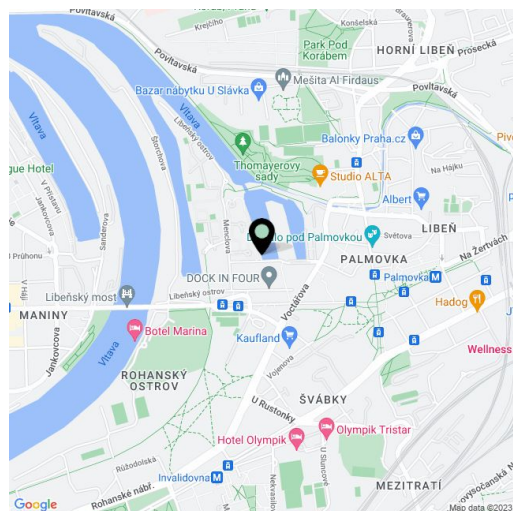
87 m<sup>2</sup>, Prague 8, Libeň, Smrčkova

Total area	97 m <sup>2</sup>
Floor area*	87 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	-
Garage	Yes
Cellar	-
Service price	Monthly deposit for services, water, and heating CZK 6,565. Electricity - transferred to the tenant.
PENB	B
Reference number	36883
Available from	Immediately

Boasting a 10 m<sup>2</sup> terrace and beautiful views of the river and a green park, this waterfront apartment is on the 1st 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. Thomayerovy Sady Park, the Libeňský zámček Chateau, and sports facilities (bike path, 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 apartment features a living room with a fully fitted open plan kitchen, a dining area, and access to the terrace, two separate bedrooms, a bathroom including a bathtub, a walk-in shower, and toilet, an additional separate toilet, and an entrance hall with built-in wardrobes and storage.

Lasvit designer lighting fixtures, smart home system, hardwood floors, tiles, security entry door, French windows, front-window blinds, central heating, dishwasher, microwave oven, video entry phone, bike/pram storage, elevator, chip entry to the building, camera system. A garage parking space is included.



\* 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.