



## Apartment Two-bedroom (3+kk)

Rented

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





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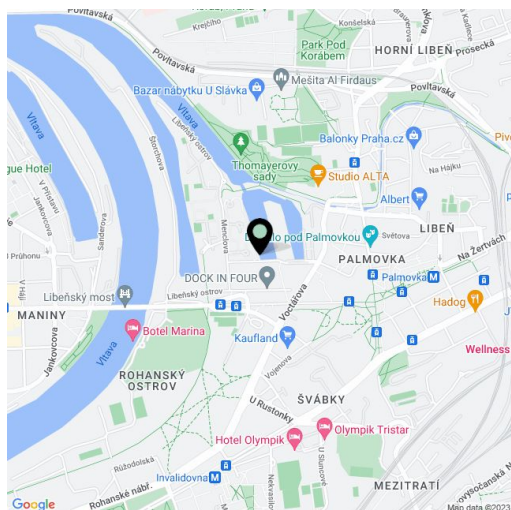
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Total area	89 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Garden	34 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	36952
Available from	Immediately

Benefiting from a private garden, a terrace and beautiful views of the river and a green park, this is a brand new, semi furnished 2-bedroom waterfront apartment. Set on the ground 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 (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 offers a living room with a fully fitted open plan kitchen, a dining area and a **terrace** overlooking the river, two separate bedrooms with access to the **garden**, a bathroom including a bathtub, a walk-in shower and a toilet, an additional separate toilet, and an entrance hall with built-in wardrobes.

New quality equipment and furnishings, **smart home system**, **hardwood floors**, tiles, security entry door, French windows, automatic external blinds, built-in wardrobes in one bedroom, central underfloor heating, washing machine, dishwasher, induction cooktop, **cellar**, bike / pram storage, lift, chip entry to the building, camera system. A **garage parking** space is included. Monthly deposit for service charges, water and heating: CZK 4400. 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.