



## Apartment Two-bedroom (3+kk)

Rented

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





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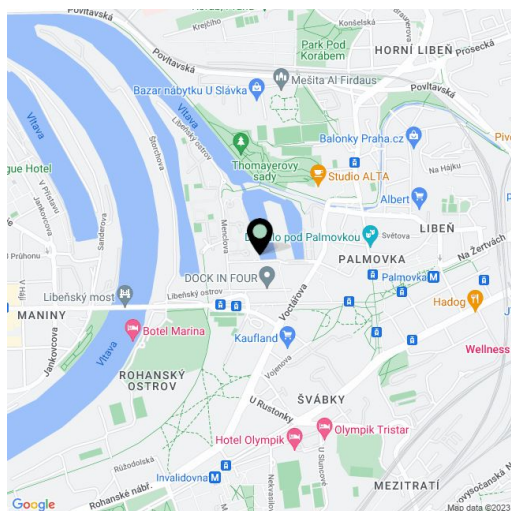
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Total area	111 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 9,000. Electricity is billed separately.
PENB	B
Reference number	37304
Available from	Immediately

Boasting a large terrace and beautiful views of the river, this modern waterfront apartment is set on the 4th floor of an apartment building in DOCK Marina Boulevard, a newly built residential project with a 24/7 reception, security, parking, and a harbor 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 záměček 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 DOX Center for Contemporary Art located nearby.

The interior features an open plan living room with a fully fitted kitchen, a French window, and access to the spacious terrace offering beautiful views of the river and the green surroundings. There are also 2 separate bedrooms, a bathroom with a bathtub, walk-in shower, and toilet, a separate toilet, and an entrance hall.

Air-conditioning, hardwood floors, tiles, security entry door, built-in wardrobes, floor-to-ceiling windows, central heating, dishwasher, cellar, bike/pram storage with bike washer, chip entry to the building, camera system. **Two garage parking** spaces 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.