



## Apartment One-bedroom (2+kk)

Rented

52.6 m<sup>2</sup>, Prague 8, Libeň, Smrčková





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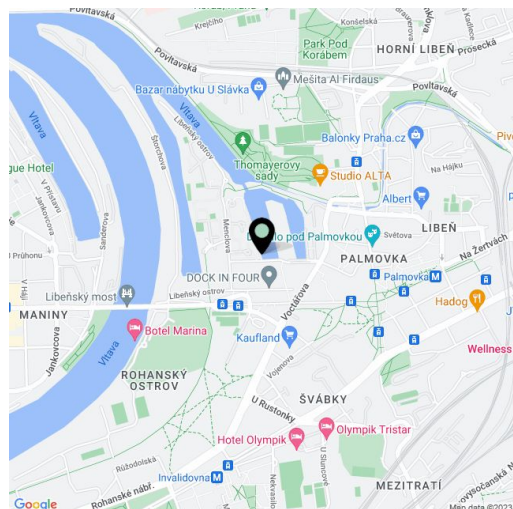
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Total area	58 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Garden	37 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating CZK 5,000. Electricity is billed separately.
PENB	B
Reference number	38630
Available from	Immediately

Boasting a private garden, a terrace, and beautiful direct views of the river and a green park, this partially furnished waterfront apartment is set on the ground floor of an apartment building in DOCK River Watch, a newly built residential project with 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. 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 features a living room with a fully fitted open plan kitchen, a dining area, a **terrace** and **garden** access, a bedroom with built-in wardrobes and access to the **garden**, a bathroom including a walk-in shower and toilet, and an entrance hall.

**Smart home system**, **hardwood floors**, tiles, security entry door, French windows, automatic exterior blinds, central underfloor heating, dishwasher, induction cooktop, combination oven, TV, **cellar**, bike/pram storage, elevator, chip entry to the building, camera system. On-site **garage parking** is available at CZK 4,900/space/month (one or two spaces). Cellar is available at CZK 2,721/month. The apartment can be equipped with furniture.



\* 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.