



Apartment Two-bedroom (3+kk)

Rented

75.8 m², Prague 8, Libeň, Smrčkova





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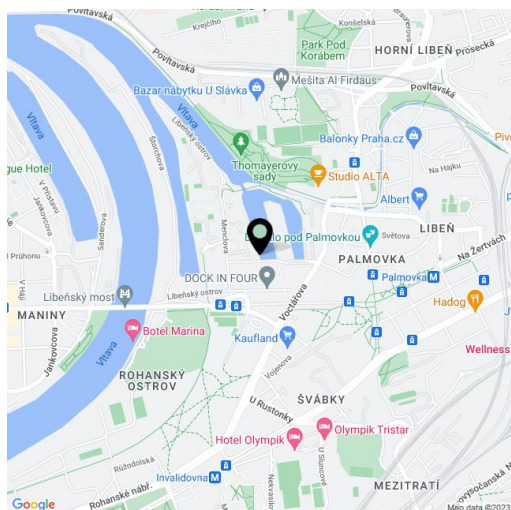
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Total area	85 m ²
Floor area*	76 m ²
Balcony	9 m ²
Garden	24 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	41912
Available from	Immediately

Benefiting from a private front garden, a balcony and beautiful views of the river and a green park, this is a 1-2-bedroom waterfront apartment. Set on the ground floor of an apartment building in DOCK Marina Boulevard, a recently 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 interior offers a living room with a fully fitted open plan kitchen, a dining area and an east facing **balcony** overlooking the river, a bedroom with a built-in wardrobe and access to the **front garden**, a bathroom including a bathtub, a walk-in shower and a toilet, an additional separate toilet, and an entrance hall.

Hardwood floors, tiles, security entry door, built-in storage, floor-to-ceiling windows, automatic external blinds, central 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 5,000. 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.



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