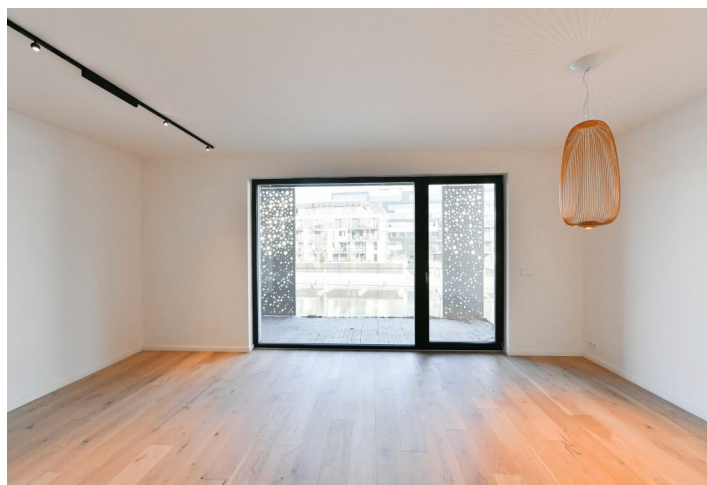




## Apartment Two-bedroom (3+kk)

Rented

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





## Apartment Two-bedroom (3+kk)

Rented

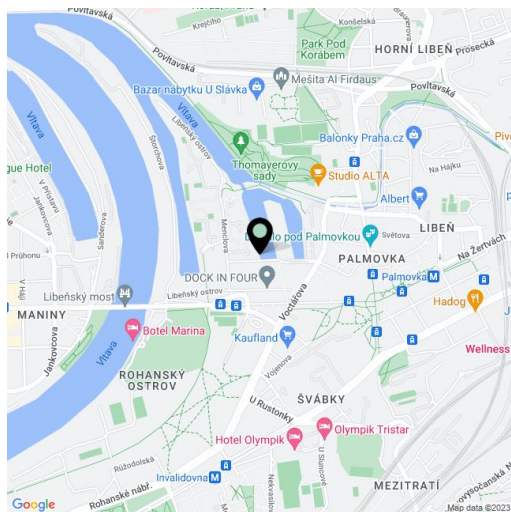
75.8 m<sup>2</sup>, Prague 8, Libeň, Smrčkova

Total area	85 m <sup>2</sup>
Floor area*	76 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Garden	24 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 6,800. Electricity is billed separately - transferred to the tenant.
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 waterfront apartment is 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 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 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, walk-in shower, and toilet, an additional separate toilet, and an entrance hall.

Hardwood floors, tiles, security entry door, built-in storage, floor-to-ceiling windows, automatic exterior blinds, central heating, washing machine, dishwasher, induction cooktop, cellar, 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.



## Apartment Two-bedroom (3+kk)

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

Rented

