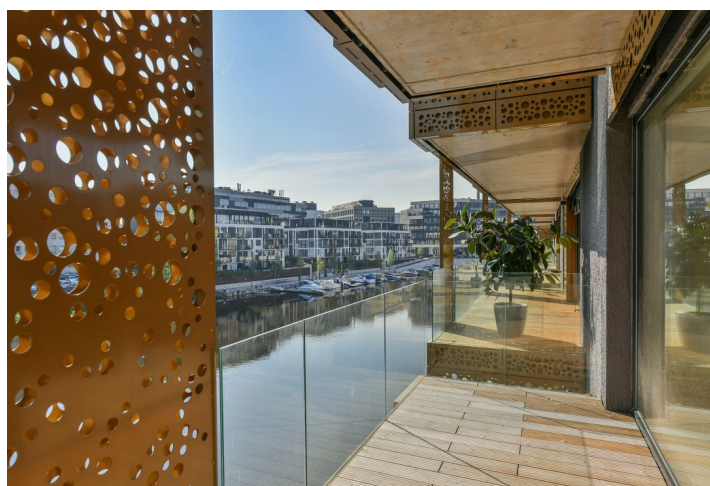




Apartment Two-bedroom (3+kk)

Rented

87 m², Prague 8, Libeň, Smrčková





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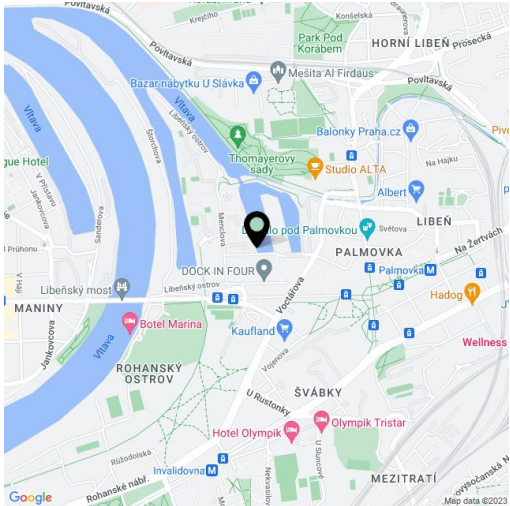
87 m², Prague 8, Libeň, Smrčková

Total area	97 m²
Floor area*	87 m²
Terrace	10 m²
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	36883
Available from	Immediately

Boasting a 10 m² terrace and beautiful views of the river and a green park, this is a brand new 2-bedroom waterfront apartment. Set on the first 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 features a living room with a fully fitted open plan kitchen, a dining area and **terrace** access, two separate bedrooms, a bathroom including a bathtub, a walk-in shower and a toilet, an additional separate toilet, and an entrance hall with built-in wardrobes and storage.

Lasvit design lighting fixtures, smart home system, hardwood floors, tiles, security entry door, French windows, central heating, dishwasher, microwave oven, video entry phone, 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 3500. 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.