

## Apartment Three-bedroom (4+kk)

€ 2 604 | CZK 65 000

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

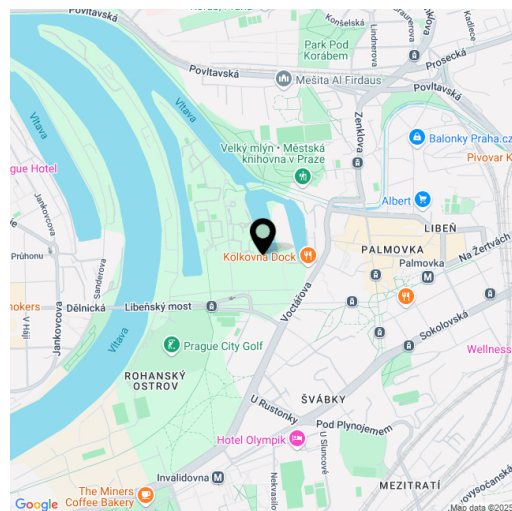


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Total area	147 m <sup>2</sup>
Floor area*	132 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	Two garage parking spaces
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 12,000. Electricity is billed separately.
PENB	B
Reference number	108259
Available from	Immediately



**High-standard waterfront apartment. Benefiting from a large balcony and beautiful views of the river, this unfurnished air-conditioned 2-bathroom apartment is on the 1st 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 branches 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 (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 bright interior features a living room with a fully fitted open plan kitchen and access to the balcony, a master bedroom with a fitted walk-in closet and en-suite bathroom (bathtub with a shower screen, toilet), two bedrooms with built-in wardrobes, a family bathroom (walk-in shower, toilet), a guest toilet, a utility room, and an entrance hall with a built-in wardrobe.

**Air-conditioning, hardwood floors, tiles, security entry door, automatic exterior blinds, central underfloor heating, washer, dryer, Hanák kitchen, dishwasher, induction stove top, microwave oven, 2 cellars, bike/pram storage, elevator, chip entry to the building, camera system, bike washroom. Southwest-facing. Two garage parking spaces are 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.