

Apartment One-bedroom (2+kk)

Rented

52.6 m², Prague 8, Libeň, Smrčkova

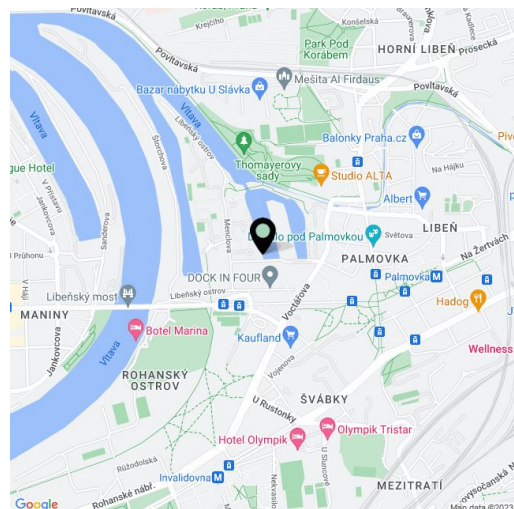


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Total area	58 m ²
Floor area*	53 m ²
Terrace	6 m ²
Garden	37 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating CZK 5,000. Electricity is billed separately.
PENB	B
Reference number	38630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



* 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.

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.