



## Apartment Three-bedroom (4+kk)

Sold

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



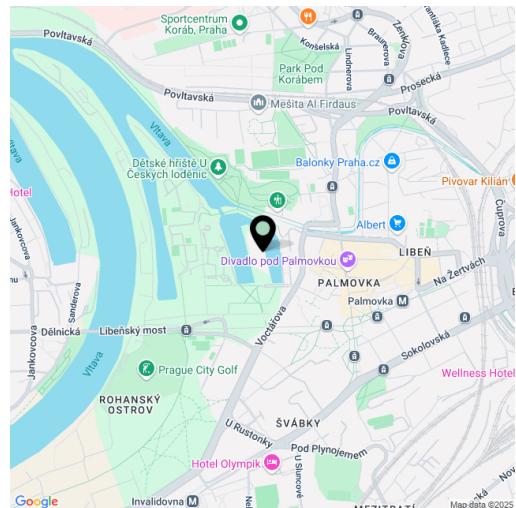


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132 m<sup>2</sup>, Prague 8, Libeň, Smrkova

Total area	147 m <sup>2</sup>
Floor area*	132 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Garden	68 m <sup>2</sup>
Parking	Possibility to purchase 2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	105497



\* 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.

**Exclusive barrier-free 3-bedroom apartment in the prestigious Dock Marina Boulevard project, which won the Best of Realty project of the year award, HOF Awards – Best of the best and CIJ Awards. The apartment has two terraces, an almost 70-meter garden, and views of the harbor. Safe access to the low, only four-story house on the unique Libeň peninsula is ensured by a gate and a 24-hour reception.**

The spacious, east-facing living room connected to the kitchen has a 45 m<sup>2</sup> floor area and **beautiful views of the water**, which is almost at your fingertips. The private part of the apartment is then separated from the living space by a closable hallway, which ensures peace in the bedrooms. Two bedrooms have west-facing windows, and the third bedroom (which can also be used as a study) is north-facing. The master bedroom has a **large walk-in closet** with access to the bathroom. The layout is complemented by a central bathroom, a separate toilet, a storage room/laundry room, and a foyer. All living rooms have access to the **terrace or garden**.

The entire apartment is **air-conditioned**, and there is also a **recuperation unit** in the living room. The windows have exterior aluminum **electrically controlled blinds** and insect nets. The apartment has **wooden floors**, **Italian natural floor and wall tiles** in the bathrooms, **underfloor heating**, a **smart home system**, Internet, and cable TV. The **Sykora** kitchen is equipped with **Miele** appliances and a **wine cellar**. The garden is divided into an ornamental part with **Mediterranean flowers** and an area with a lawn. Thanks to the two-zone **automatic irrigation** and **robotic mower**, the garden is almost maintenance-free. One of the terraces has an **open gazebo with a herb garden**. The apartment comes with a **cellar**, and it is possible to purchase **2 garage spaces**. The enclosed area with a reception has a camera system with a connection to the Central Monitoring Station and a **chip system** for entering the area.

The **Dock Marina Boulevard** apartment complex stands on a **quiet private peninsula**. The entire complex is gated, with a 24-hour reception and **security**. Access to the area is possible only through the gate. **The city center is 15 minutes away** by metro, tram, or car, and the **PED Academy** private school operates right on the premises. Surround yourself with beautiful nature and enjoy the benefits of great accessibility to everything you need for modern life. With a park, a **bike path**, and quality facilities with new restaurants, cafes, a golf driving range 200 m from the complex, and the Dream Fit DOCK fitness and wellness center, you always have a place to recharge your batteries. To recharge the battery of your **electric car**, you can use the project's private **chargers**.



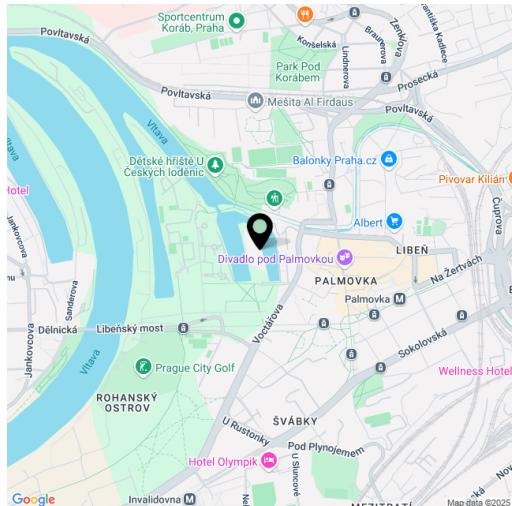
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<b>PENB</b>	B
<b>Reference number</b>	105497

Floor area 132 m<sup>2</sup>, garden area 68 m<sup>2</sup>, terrace 15 m<sup>2</sup>, cellar 2.9 m<sup>2</sup>.



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