



## Apartment One-bedroom (2+kk)

€ 603 944 | CZK 14 700 000

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



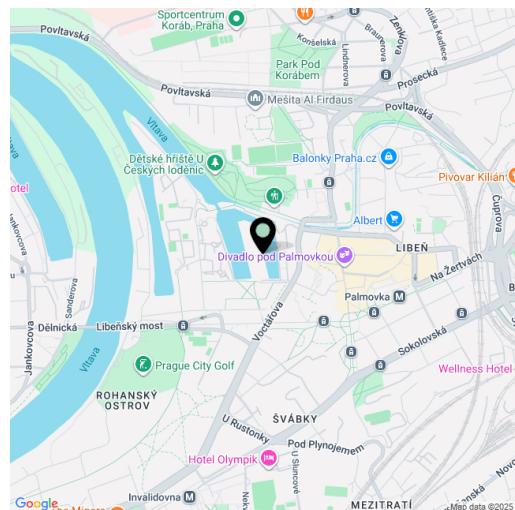


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Total area	67 m <sup>2</sup>
Floor area*	58 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	-
PENB	B
Reference number	111223



\* 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.

**This apartment with a large balcony and direct views of the marina and surrounding greenery is located in the modern, gated DOCK Marina Boulevard residential complex, situated between Karlín and Libeň on a peninsula surrounded by two branches of the Vltava River.**

The apartment's layout comprises a living room with a kitchen and dining area opening onto a balcony with views of the Vltava River, one bedroom, a bathroom (with a bathtub and toilet), a separate toilet, and an entrance hallway.

The project was completed in 2020. The apartment features wooden floors, large windows with electrically operated external blinds, a fully fitted kitchen, built-in wardrobes, a smart home system, security entrance doors, and central heating. The complex is secured by a 24/7 reception, security service, an alarm, and a CCTV system, and building access via a key card. Residents also have access to a bicycle/pram room. The apartment includes a garage parking space accessible by elevator, and the residential area offers an EV charging station and private boat dock.

The neighborhood provides full civic amenities, with the Palmovka metro and tram stops less than a 10-minute walk away. The area is enhanced by well-maintained greenery, Thomayerovy Sady Park, a golf driving range, and a bike path leading directly to the city center. Nearby sports facilities include tennis courts and a running track, and the cultural scene benefits from the Divadlo pod Palmovkou, La Fabrika, and Jatka78 theaters, and the DOX Centre for Contemporary Art.

Floor area 58.2 m<sup>2</sup>, balcony 9 m<sup>2</sup>.



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Smrčkova

Byt 2+kk

1. NP

1	Vstupní hala	7,3 m <sup>2</sup>
2	Toaleta	1,9 m <sup>2</sup>
3	Koupelna + toaleta	4,3 m <sup>2</sup>
4	Ložnice	14,5 m <sup>2</sup>
5	Obývací pokoj + kk	27,0 m <sup>2</sup>
6	Balkon	8,6 m <sup>2</sup>

