



## Apartment Three-bedroom (4+kk)

Rented

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



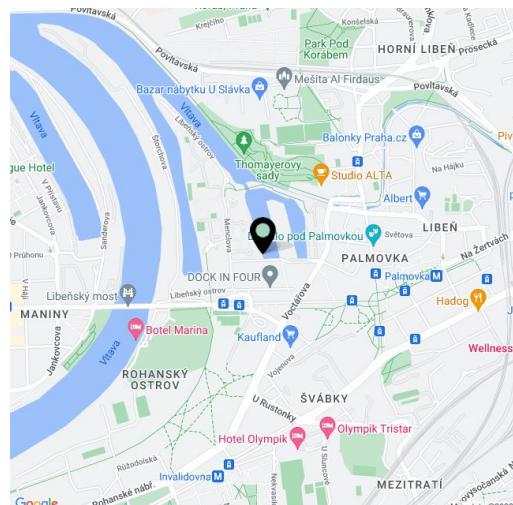


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Total area	148 m <sup>2</sup>
Floor area*	132 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	36454
Available from	Immediately



\* 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.

**Benefiting from a large west facing terrace and beautiful views of the river, this is a brand new 3-bedroom 2-bathroom waterfront apartment. Set on the second 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 zámeček 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 the DOX Center for Contemporary Art located nearby.**

The interior features a spacious living room with a fully integrated kitchen and a **terrace offering beautiful views of the river and the green surroundings**. There are 3 separate bedrooms, an en-suite bathroom (bathtub, toilet, bidet shower), a family bathroom (walk-in shower, toilet, bidet shower), an additional separate toilet with a bidet shower, a utility room, and an entrance hall.

**High standard equipment and finishes, air-conditioning, smart home system, hardwood floors, tiles, security entry door, built-in wardrobes, floor-to-ceiling windows, automatic external blinds, central (underfloor) heating, master switch, cellar, bike / pram storage, lift, chip entry to the building, camera system. Two garage parking spaces are included. Service charges and utilities are billed separately. Available from 25th August 2020.**