



## Apartment One-bedroom (2+kk)

Rented

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



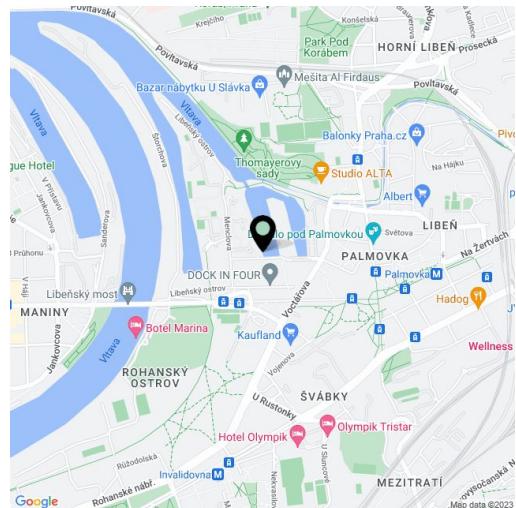


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|                  |  |
|------------------|--|
| Total area       | 111 m <sup>2</sup>                               |
| Floor area*      | 77 m <sup>2</sup>                                |
| Terrace          | 34 m <sup>2</sup>                                |
| Parking          | Garage parking can be rented for CZK 2500/month. |
| Garage           | Yes  |
| Cellar           | Yes  |
| PENB             | B  |
| Reference number | 37204  |
| 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 34 m<sup>2</sup> terrace and wonderful views of the river and a green park, this is a brand new 1-bedroom waterfront apartment. Situated on the ground 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 (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 interior features a living room with a fully fitted open plan kitchen and a dining area, one bedroom, a bathroom including a bathtub with a shower screen and a toilet, a walk-in closet / laundry room, an additional separate toilet, and an entrance hall. The **terrace** is accessible from both main rooms.

**Smart home system, hardwood floors, tiles, security entry door, floor-to-ceiling windows, automatic external blinds, central heating, dishwasher, microwave oven, video entry phone, cellar (next to the apartment), bike / pram storage, lift, chip entry to the building, camera system. A garage parking space can be rented for CZK 2500/month. Building charges and utilities are paid separately. Electricity will be transferred to the tenant.**