



## Apartment Two-bedroom (3+kk)

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

Rented



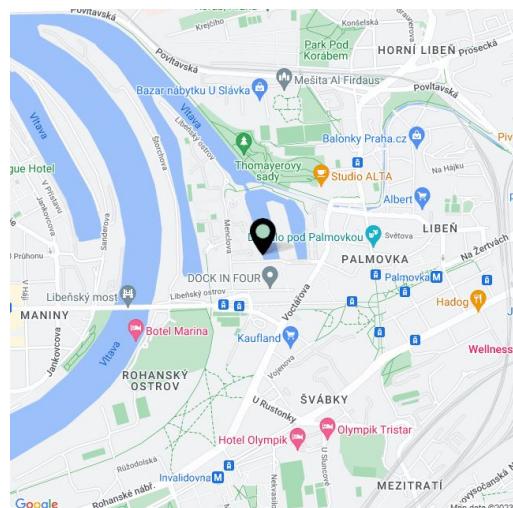


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Total area	110 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Balcony	18 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for services, water, and heating: CZK 7,500. Electricity - transferred to the tenant.
PENB	B
Reference number	38860
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 two balconies and beautiful views of the river, this south-west facing waterfront apartment with 2 balconies is on the first floor of an apartment building in the DOCK Marina Boulevard complex 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 living room with a fully integrated kitchen, dining area, and balcony, plus two separate bedrooms (one with a balcony and one with French windows). There is a bathroom (walk-in shower, bidet, toilet), an additional separate toilet, a utility room, and an entrance hall with built-in wardrobes and storage. The apartment offers **beautiful views of the river** and the green surroundings.

**Air-conditioning, smart home system, hardwood floors, large-format tiles, security entry door, French windows, automatic exterior blinds, central/underfloor heating, built-in wardrobes and another storage spaces, washer, custom-made kitchen, dishwasher, induction cooktop, microwave oven, video entry phone, cellar, bike/pram storage, elevator, chip entry to the building, camera system. A garage parking space is included.**