



## Apartment One-bedroom (2+kk)

Rented

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



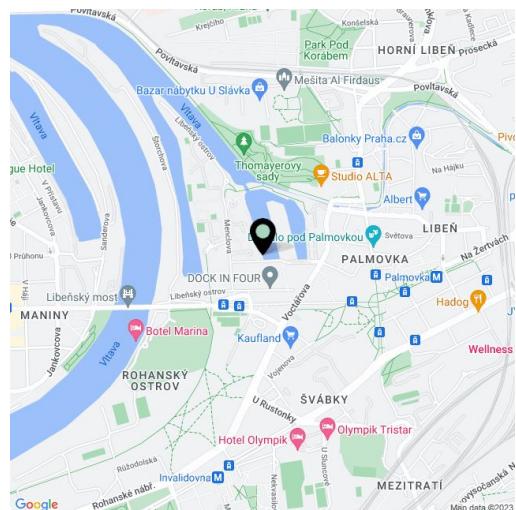


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Total area	72 m <sup>2</sup>
Floor area*	60 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services and utilities CZK 7,000/month.
PENB	B
Reference number	43706
Available from	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.

**Luxury waterfront apartment.** Benefiting from a terrace and beautiful views of the river, this completely furnished air-conditioned designer apartment is on the 1st floor of an apartment building in DOCK Marina Boulevard, a recently built residential project with a 24/7 reception, security, parking, and a harbor for private yachts and small boats. Located on a peninsula surrounded by two branches 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. Thomayerovy sady Park, Libeňský 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 fitted open plan kitchen and a **terrace** overlooking the river, a bedroom with built-in wardrobes, a bathroom with a large walk-in shower and toilet, and an entrance hall with built-in wardrobes.

**Air-conditioning, high standard materials, brand-name furniture, hardwood floors**, large-format tiles, built-in storage, automatic exterior blinds, central underfloor heating, washer, dryer, custom-made kitchen, Siemens appliances, dishwasher, induction cooktop, sound system, **cellar**, bike/pram storage, elevator, chip entry to the building, camera system. A **garage parking** space is included.