



## Apartment Four-bedroom (5+1)

**Sold**

190.6 m<sup>2</sup>, Prague 8, Libeň, Smrčková



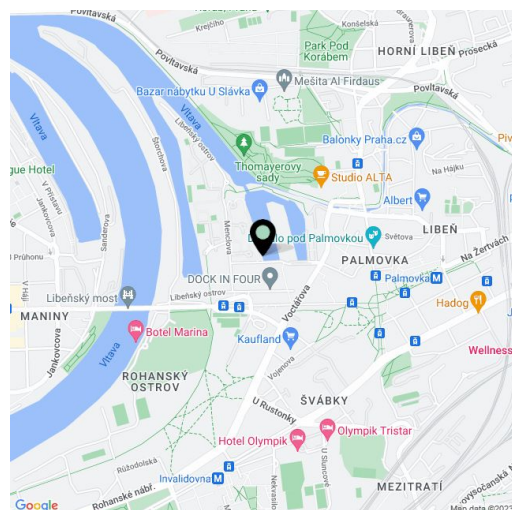


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Total area	279 m²
Floor area*	191 m²
Terrace	88 m²
Parking	1 500 000 CZK
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101697



\* 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 premium, air-conditioned family apartment with large terraces extends over the entire top floor (3rd floor) of an apartment building on a peninsula surrounded by two branches of the Vltava River. The building is part of the recently built DOCK Marina Boulevard residential complex with 24/7 reception, security, parking, and a marina for private boats in a gradually revitalized waterfront district on the border between Karlín and Libeň.

The generously apportioned layout consists of a **large and bright living space surrounded by a terrace**, a separate kitchen with a dining area (preparation for a kitchen counter), a master bedroom with a walk-in wardrobe, an en-suite bathroom and a terrace, another 3 rooms, a bathroom, a separate toilet, a central dressing room, a closet, and an entrance hall with **direct access from the elevator**. The terrace offers **beautiful views of the greenery**.

The **high-standard facilities** include Intelligent Home Control, air-conditioning, oak floors, underfloor heating, and **large aluminum windows** with triple glazing and **exterior window blinds**. A central gas boiler provides heating. The purchase price includes **2 garage spaces and 2 cellars**; residents can use the **pram room**. The residence, which boasts a LEED sustainability certification, is protected by a security system, reception, security, and chip entry.

The successfully revitalized area guarantees **exceptional living near a harbor and promenade** with a cafe, restaurant, or fitness center. The surroundings also provide outdoor sports opportunities, **a running track, a bike path or a golf club**, and children can enjoy themselves on the playground in **Thomayer Park**. Excellent transport connections are ensured by the nearby metro station and tram stops, and it is possible to quickly connect to the City Ring Road by car.

Floor area 190.6 m², terraces 88.4 m².





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