



Apartment One-bedroom (2+kk)

€ 721 252 | CZK 17 750 000

75.8 m², Prague 8, Libeň, Smrčková





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Total area	85 m²
Floor area*	76 m²
Balcony	9 m²
Garden	24 m²
Parking	1 100 000 CZK
Garage	Yes
Cellar	Yes
PENB	B
Reference number	108681

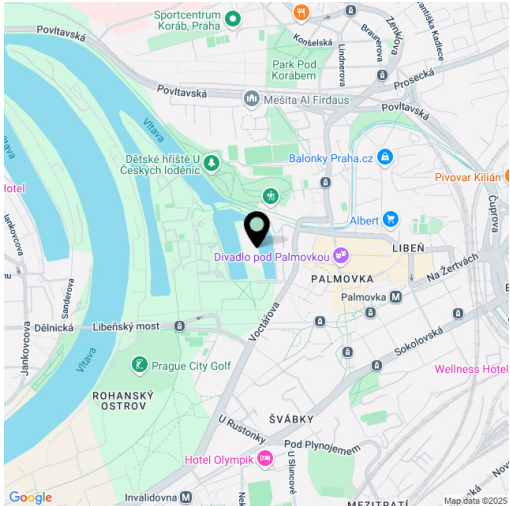
This designer apartment with a private front garden, balcony, and beautiful views of the river and surrounding greenery is located on the ground floor of a residential building situated on a peninsula bordered by two branches of the Vltava River. The building is part of the successful DOCK Marina Boulevard residential complex, featuring parking and a private boat marina in a nicely revitalized riverside district on the border of Karlín and Libeň.

The layout of the apartment consists of a living room with a kitchen, dining area, and **east-facing balcony** with views of the **water**, a bedroom with access to a fenced **front garden**, a study that can easily be used as a spacious walk-in closet, a bathroom (with a bathtub, shower, and toilet), a separate guest toilet, and an entrance hall.

The residential project was approved in 2020. The apartment's facilities include **quality wooden floors**, a security entrance door, **large-format windows** with electrically controlled **exterior blinds**, frameless interior doors, and central heating. The kitchen is fully equipped, and the purchase price includes built-in furniture, a washing machine, a **20 m² cellar**, and **1 garage parking space**. Residents have access to a **bike/stroller room** and a **24/7 reception**. Security is further enhanced by chip-access entry and a camera system.

The surrounding area offers full civic amenities, with the Palmovka metro station and tram stops within walking distance. Opportunities for active leisure include **Thomayer Gardens**, a **bike path**, a **golf driving range**, and **sports centers with tennis courts**. For culture, head to the nearby **Divadlo pod Palmovkou Theater** and **DOX Gallery**.

Floor area 75.8 m², balcony 8.9 m², front garden 24.3 m².



* 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.



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