



## Apartment Four-bedroom (5+1)

Sold

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





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Total area	279 m <sup>2</sup>
Floor area*	191 m <sup>2</sup>
Terrace	88 m <sup>2</sup>
Parking	2 garage spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101697

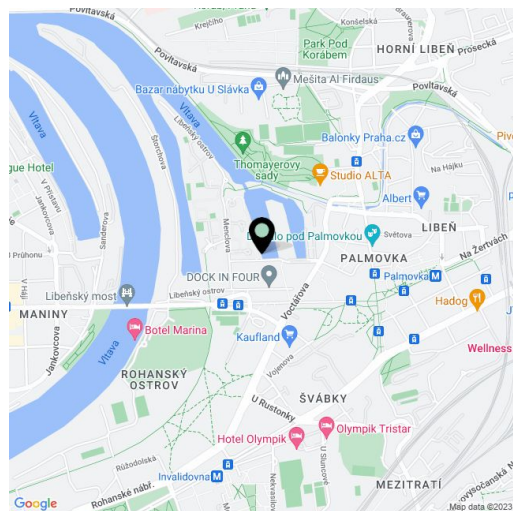
This premium, air-conditioned family apartment with large terraces extends over the entire top floor (3rd floor) of an apartment building on a peninsula surrounded by two branches of the Vltava River. The building is part of the recently built DOCK Marina Boulevard residential complex with 24/7 reception, 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 m<sup>2</sup>, terraces 88.4 m<sup>2</sup>.



\* 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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