



## Apartment One-bedroom (2+kk)

Rented

69.36 m<sup>2</sup>, Praha 6, Střešovice, U Laboratoře





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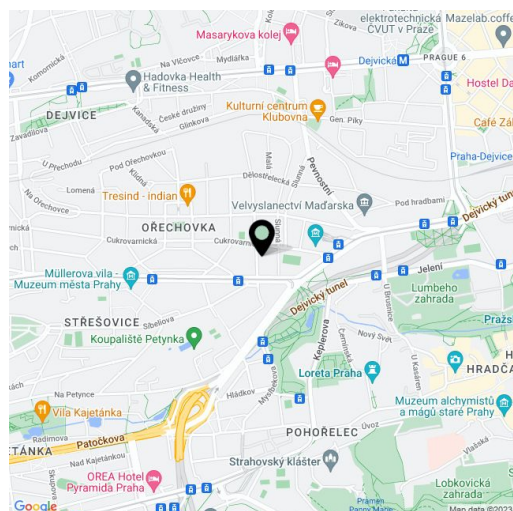
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Total area	89 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Terrace	19 m <sup>2</sup>
Garden	144 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for common building charges and heating CZK 13,000/month. Electricity is paid separately.
PENB	B
Reference number	100277
Available from	Immediately

Premium ground floor apartment with a terrace and garden, situated in the exclusive Royal Triangle project designed by the renowned Schindler Seko architectural studio. Offering unique views of Petřín Hill, Prague Castle, and an adjacent green park, the project is located in the prestigious Střešovice residential area, on the edge of the attractive Ořechovka neighborhood, just a short walk from Prague Castle. Excellent transportation connections, quick access to the city center, and full amenities, convenient to the airport and international schools, a few minutes to the Dejvická and Hradčanská metro stations. Building amenities include a reception, a common courtyard garden, and underground parking.

The interior features a comfortable living room with a fully fitted open plan kitchen and dining area, one bedroom, a bathroom, a storage room, a guest toilet, and an entry hall.

High-quality materials, oak floors, tropical wood on the terrace, floor heating, built-in wardrobes, capillary cooling system in the ceilings and ventilation with heat recovery, aluminum windows with triple glazing, alarm. Cellar, elevator, camera system. One parking space in the underground garage included.



\* 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.



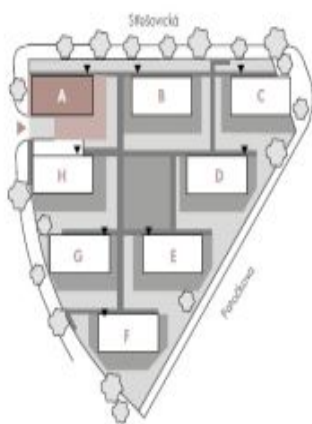
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## A.1.2

BUILDING A | 1<sup>ST</sup> FLOOR | 2+KK | 69 M<sup>2</sup>



01	VSTUPNÍ HALA   ENTRANCE HALL	11,29 m <sup>2</sup>
02	KOMORA   STORAGE	1,4 m <sup>2</sup>
03	OBÝVAČÍ POKOJ + KK   LIVING ROOM	32,51 m <sup>2</sup>
04	LOŽNICE   BEDROOM	12,71 m <sup>2</sup>
05	KOUPELNA   BATHROOM	8,27 m <sup>2</sup>
06	WC	3,18 m <sup>2</sup>
<b>OBYTNÁ PLOCHA   LIVING SPACE</b>		<b>69,36 m<sup>2</sup></b>
22	TERASA   TERRACE	19,30 m <sup>2</sup>
23	ZAHRADA   GARDEN	144,03 m <sup>2</sup>
S102	SKLEP   CELLAR	10,09 m <sup>2</sup>
<b>CELKEM   TOTAL</b>		<b>242,78 m<sup>2</sup></b>

