



## Apartment One-bedroom (2+kk)

Rented

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





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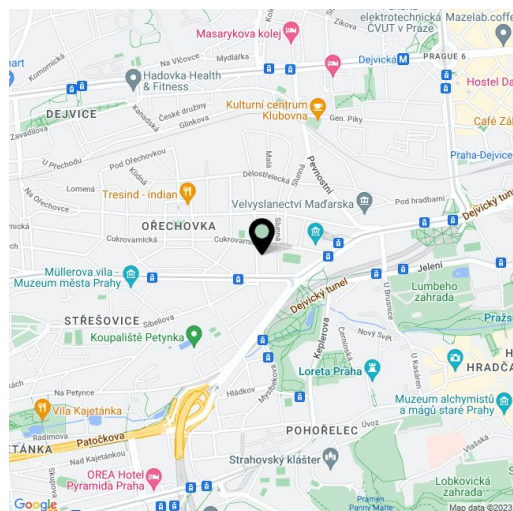
70 m<sup>2</sup>, Praha 6, Střešovice, U Laboratoře

Total area	78 m <sup>2</sup>
Floor area*	70 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
Service price	Common building charges and deposit for utilities CZK 12,000/month. Electricity is billed separately.
PENB	B
Reference number	101048
Available from	Immediately

This top quality, partly furnished apartment offering wonderful views is situated in the exclusive Royal Triangle project designed by the renowned Schindler Seko architectural studio. Located on the second floor of a building in a gated complex with a reception, common garden, and underground parking, the apartment boasts a terrace and unique views of Petřín Hill, Prague Castle, and an adjacent green park. An attractive location on the border of the sought-after Střešovice and Ōřechovka neighborhoods, it offers quick access to the city center and full urban amenities, the airport, and international schools, with the Dejvická and Hradčanská metro stations just a few minutes away.

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

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



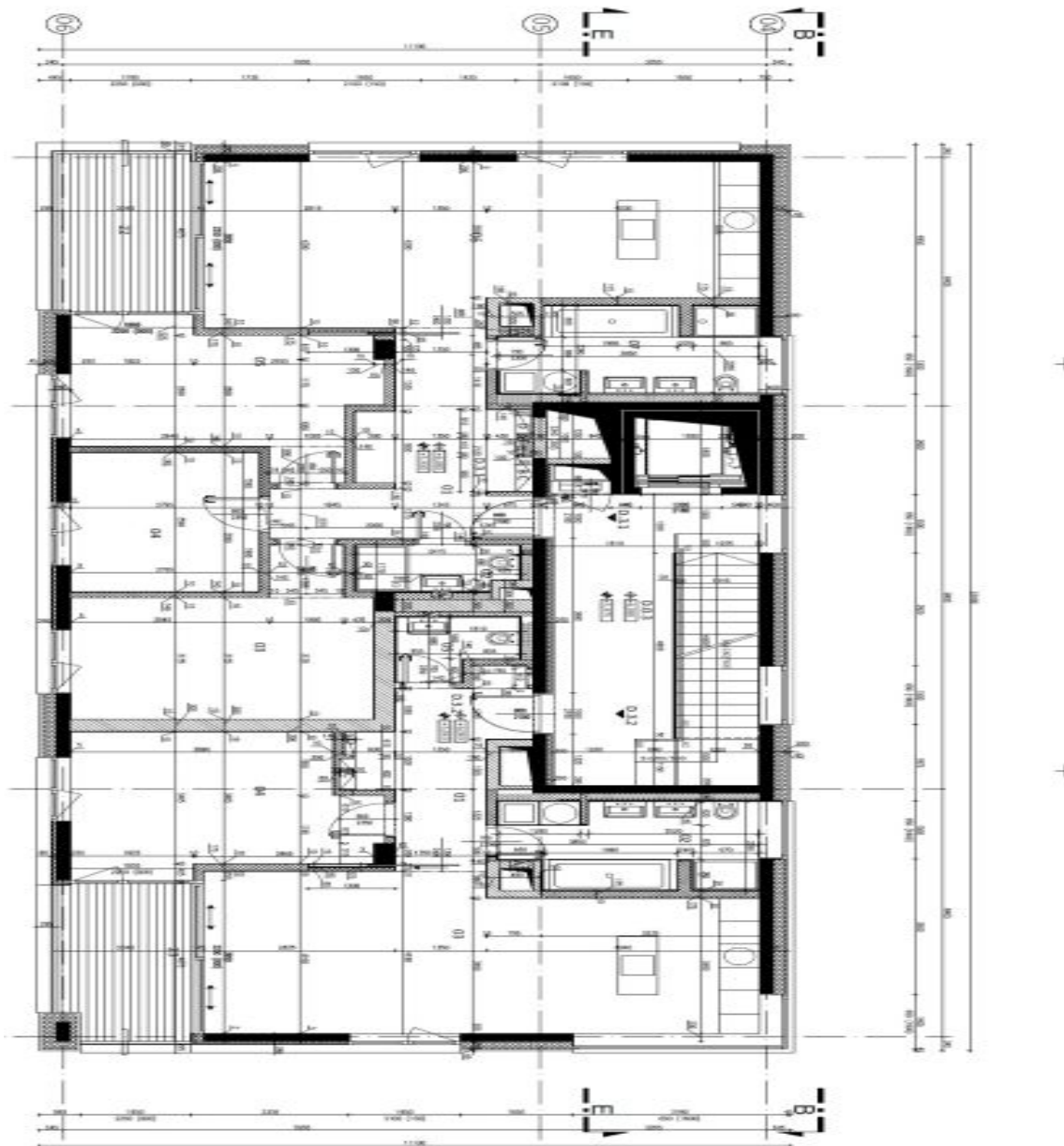
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



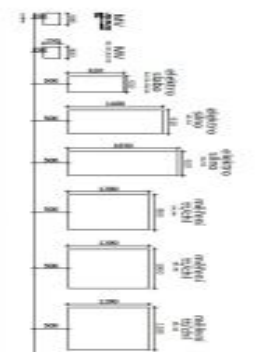
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Číslo	Název	Popis	Podlahová plocha (m²)	Objem (m³)	Podlahová plocha (m²)	Objem (m³)
01	Obývací pokoj	Obývací pokoj s krbem a výhledem	12,5	27,5	12,5	27,5
02	Kuchyň	Kuchyň s výhledem	7,5	16,5	7,5	16,5
03	Ložnice	Ložnice s výhledem	10,5	23,25	10,5	23,25
04	Koupelna	Koupelna s vana	5,5	12,1	5,5	12,1
05	WC	WC	2,5	5,5	2,5	5,5
06	Prádlna	Prádlna	2,5	5,5	2,5	5,5
07	Chodba	Chodba	3,5	7,7	3,5	7,7
08	Skříň	Skříň	2,5	5,5	2,5	5,5
09	Technická místnost	Technická místnost	2,5	5,5	2,5	5,5
10	Terasa	Terasa	2,5	5,5	2,5	5,5
11	Podlahová plocha		70,0		70,0	
12	Objem			154,0		154,0



Podlahy v celém bytě dřevotřísková, obložková, kerolitová, kerolitová, chomol a tepelná izolace