



Apartment Three-bedroom (4+kk)

Rented

176 m², Prague 6, Střešovice, U Laboratoře





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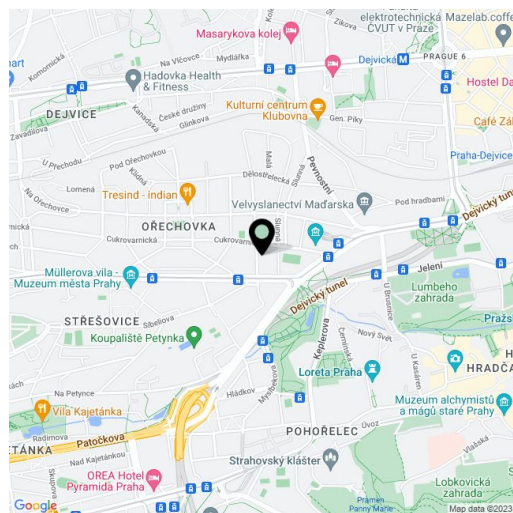
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Total area	192 m ²
Floor area*	176 m ²
Loggia	16 m ²
Parking	Two parking spaces included in the rent.
Garage	Yes
Cellar	Yes
Service price	Common building charges and deposit for utilities CZK 23,000/month. Electricity is billed separately.
PENB	B
Reference number	22888
Available from	Immediately

Top quality first floor 3-bedroom 2-bathroom apartment with two loggias, 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, three bedrooms, two bathrooms, a walk-in closet, a utility room, 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 ceilings and ventilation with heat recovery, aluminum windows with triple glazing, alarm. Cellar, elevator, camera system. Two parking spaces in the underground garage included in the rent. Available from mid June 2023.



* 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.



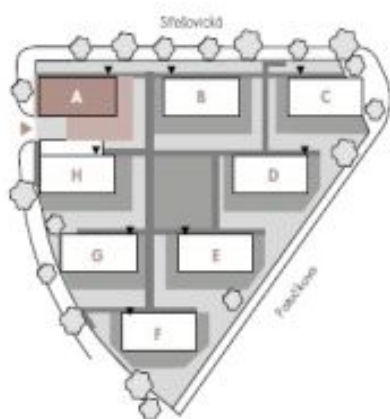
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A.2.1

BUILDING A | 2ND FLOOR | 4+KK | 168 M²



01	VSTUPNÍ HALA ENTRANCE HALL	13,19 m ²
02	OBÝVACÍ POKOJ + XK LIVING ROOM	73,29 m ²
03	CHODBA HALLWAY	7,93 m ²
04	POKOJ ROOM	11,95 m ²
05	POKOJ ROOM	14,54 m ²
06	LOŽNICE BEDROOM	18,14 m ²
07	ŠATNA CLOSET	5,99 m ²
08	KOUPELNA BATHROOM	6,93 m ²
09	KOUPELNA BATHROOM	10,03 m ²
10	TECH. MÍSTNOST TECHNICAL ROOM	2,78 m ²
11	WC	3,04 m ²
DRYTNÁ PLOCHA LIVING SPACE		167,81 m²
22	LOŽNICE SOGGIA	8,29 m ²
23	LOŽNICE SOGGIA	8,04 m ²
S105	SKLEP CELLAR	15,43 m ²
CELKEM TOTAL		199,57 m²

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