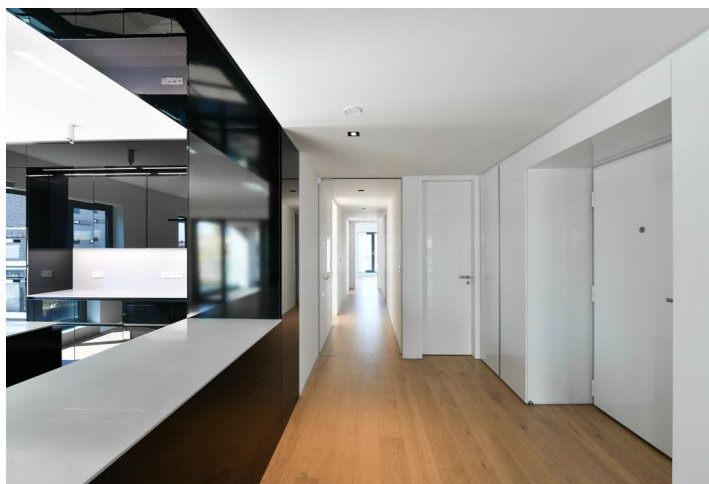




## Apartment Three-bedroom (4+kk)

Rented

176 m<sup>2</sup>, Prague 6, Střešovice, U Laboratoře





## Apartment Three-bedroom (4+kk)

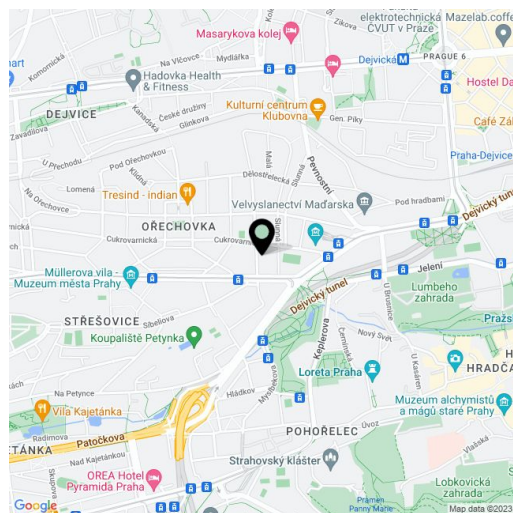
**Rented**176 m<sup>2</sup>, Prague 6, Střešovice, U Laboratoře

Total area	192 m <sup>2</sup>
Floor area*	176 m <sup>2</sup>
Loggia	16 m <sup>2</sup>
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.



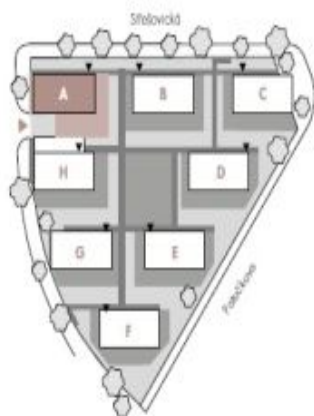
# Apartment Three-bedroom (4+kk)

176 m<sup>2</sup>, Prague 6, Střešovice, U Laboratoře

Rented

A.2.1

BUILDING A | 2<sup>ND</sup> FLOOR | 4+KK | 168 m<sup>2</sup>



01	VSTUPNÁ HALA   ENTRANCE HALL	13,19 m <sup>2</sup>
02	OBÝVACÍ POKOJ + KX   LIVING ROOM	73,29 m <sup>2</sup>
03	CHODBA   HALLWAY	7,93 m <sup>2</sup>
04	POKOJ   ROOM	11,95 m <sup>2</sup>
05	POKOJ   ROOM	14,54 m <sup>2</sup>
06	LOŽNICE   BEDROOM	18,14 m <sup>2</sup>
07	ŠATNA   CLOSET	5,99 m <sup>2</sup>
08	KOUPELNA   BATHROOM	6,93 m <sup>2</sup>
09	KOUPELNA   BATHROOM	10,03 m <sup>2</sup>
10	TECH. MÍSTNOST   TECHNICAL ROOM	2,78 m <sup>2</sup>
11	WC	3,04 m <sup>2</sup>
<b>OSTYHÁ PLOCHA   LIVING SPACE</b>		<b>167,81 m<sup>2</sup></b>
22	LOŽIŠTE   SOGGIA	8,29 m <sup>2</sup>
23	LOŽIŠTE   SOGGIA	8,04 m <sup>2</sup>
5105	SKLAD   CELLAR	15,43 m <sup>2</sup>
<b>CELKEM   TOTAL</b>		<b>199,57 m<sup>2</sup></b>

