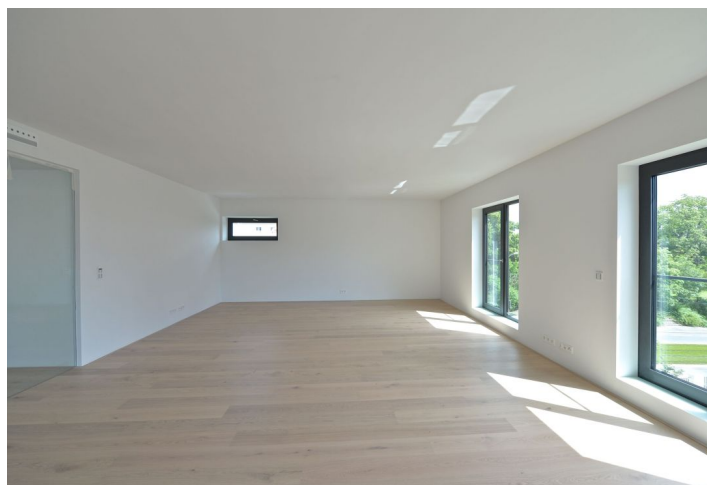
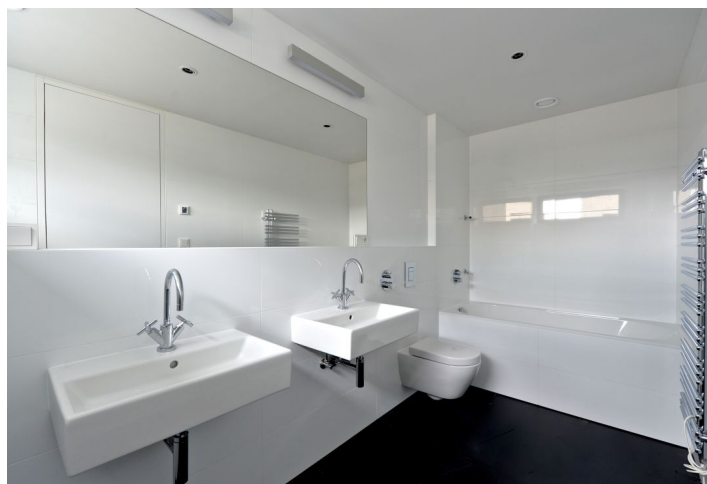




## Apartment Three-bedroom (4+kk)

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>
Terrace	16 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	22889
Available from	Immediately

Brand new top quality second floor 3-bedroom 2-bathroom flat with two terraces, situated in the exclusive Royal Triangle project designed by the renowned Schindler Seko architectural studio. Offering unique views of the Petřín Hill, the 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 the 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 Dejvická and Hradčanská metro. Building amenities include a reception, 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, walk-in closet, utility room, guest toilet, and entry hall.

High quality materials, oak floors, tropical wood on the terrace, floor heating, built-in wardrobes, capillary cooling system in ceilings and ventilation with heat recovery, aluminum windows with triple glazing, alarm, intelligent home control (touch and remote system using iOS or Android) that includes e.g. a central lighting control system, outdoor blinds or thermostat. Cellar, lift, camera system. Two parking spaces in the underground garage at CZK 3000/space/month. Common building charges and deposit for utilities CZK 80/m<sup>2</sup>/month. Electricity is billed separately. Interior: 176 m<sup>2</sup>. Terraces: 16 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.



# Apartment Three-bedroom (4+kk)

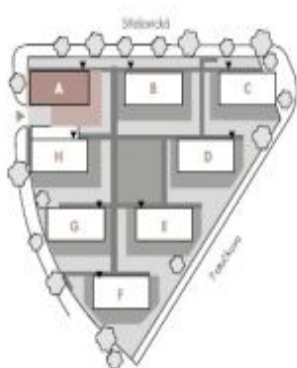
176 m<sup>2</sup>, Prague 6, Střešovice, U Laboratoře

Rented



## A.3.1

BUILDING A | 3<sup>RD</sup> FLOOR | 4+KK | 168 m<sup>2</sup>



01	VESTIBŮL HALLA   ENTRANCE HALL	13,19 m <sup>2</sup>
02	OBÝVAČÍ POKOJ + KK   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>OPÍRANÁ PLOCHA   LIVING SPACE</b>		<b>167,81 m<sup>2</sup></b>
22	LOŽIŠTE   LOGGIA	8,29 m <sup>2</sup>
23	LOŽIŠTE   LOGGIA	8,04 m <sup>2</sup>
S105	SKLAD   STORAGE	15,43 m <sup>2</sup>
<b>CELKEM   TOTAL</b>		<b>199,57 m<sup>2</sup></b>

