



Apartment Three-bedroom (4+kk)

Rented

176 m², Praha 6, Střešovice, U Laboratoře





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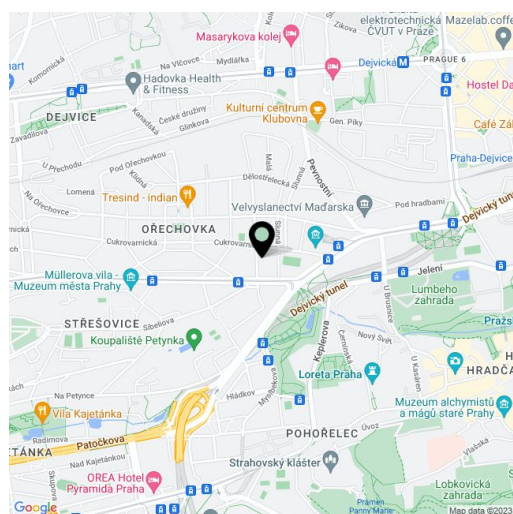
176 m², Praha 6, Střešovice, U Laboratoře

Total area	193 m ²
Floor area*	176 m ²
Terrace	17 m ²
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
Service price	Common building charges and deposit for utilities CZK 28,000/month. Electricity will be transferred to the tenant.
PENB	B
Reference number	22890
Available from	Immediately

Top-quality first floor apartment with two terraces, situated in the exclusive Royal Triangle project designed by the renowned Schindler Seko architectural studio. Offering unique views of 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 the Dejvická and Hradčanská metro station. 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. Cellar, elevator, camera system. **Two parking spaces** are 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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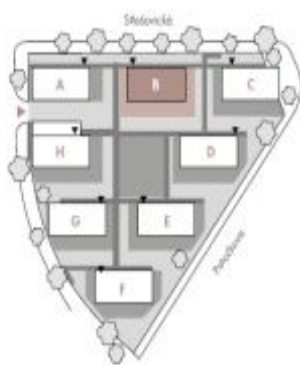
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B.2.1

BUILDING B | 2ND FLOOR | 4+KK | 168 m²



01	VSTUPNÍ HALA ENTRANCE HALL	14,02 m ²
02	OBYTNÍ POKOJ + KĚ LIVING ROOM	73,22 m ²
03	CHODBA HALLWAY	7,99 m ²
04	POKOJ ROOM	12,33 m ²
05	POKOJ ROOM	14,25 m ²
06	LOŽNICE BEDROOM	18,14 m ²
07	ŠATNA CLOSET	6,00 m ²
08	KOUPELNA BATHROOM	6,93 m ²
09	KOUPELNA BATHROOM	9,70 m ²
10	TECH. MÍSTNOST TECHNICAL ROOM	2,39 m ²
11	WC	3,02 m ²
OBYTNÍ PROSTRAH LIVING SPACE		167,99 m²
22	LOŽIŠTĚ LOBBY	8,04 m ²
23	LOŽIŠTĚ LOBBY	8,29 m ²
S113	SKLAD CELLAR	12,67 m ²
CELKEM TOTAL		196,99 m²

