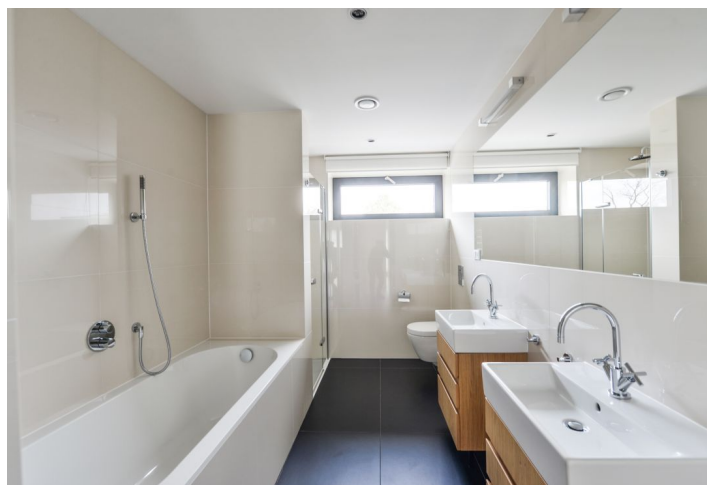
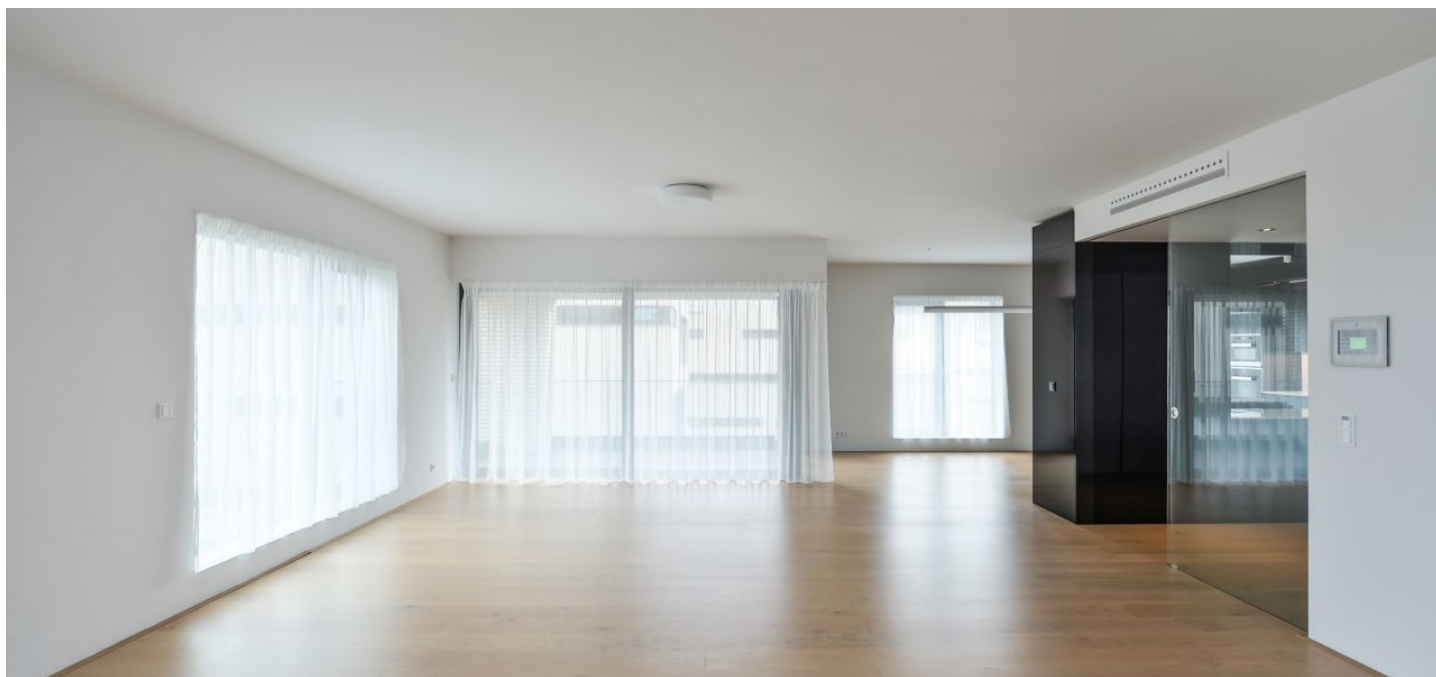




## Apartment Three-bedroom (4+kk)

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	193 m <sup>2</sup>
Floor area*	176 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	22891
Available from	Immediately

Top quality first 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, washer, dryer, Miele kitchen appliances, alarm. Cellar, lift, camera system. One garage parking included in the rent, possible to rent another space for CZK 3,000/month. Common building charges, water and heating CZK 18,160/month. Electricity is billed separately.



\* 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)

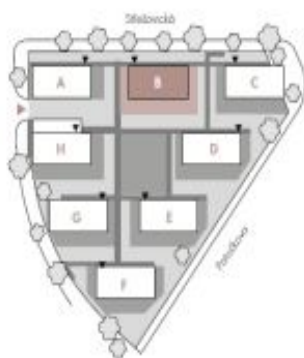
176 m<sup>2</sup>, Prague 6, Střešovice, U Laboratoře

Rented



B.3.1

BUILDING B | 3<sup>RD</sup> FLOOR | 4+KK | 168 M<sup>2</sup>



01	ISPRNĚNÁ HALA   ENTRANCE HALL	14,02 m <sup>2</sup>
02	OBYVACÍ POKOJ + KE   LIVING ROOM	73,22 m <sup>2</sup>
03	CHODBA   HALLWAY	7,99 m <sup>2</sup>
04	POKOJ   ROOM	12,14 m <sup>2</sup>
05	POKOJ   ROOM	14,45 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	9,7 m <sup>2</sup>
10	TECH. MÍSTNOST   TECHNICAL ROOM	2,44 m <sup>2</sup>
11	WC	2,95 m <sup>2</sup>
<b>OBYTNÁ PLOCHA   LIVING SPACE</b>		<b>167,97 m<sup>2</sup></b>
22	LOŽE   LOGGIA	8,29 m <sup>2</sup>
23	LOŽE   LOGGIA	8,04 m <sup>2</sup>
S114	SKP   GAR.	13,25 m <sup>2</sup>
<b>CELKEM   TOTAL</b>		<b>197,55 m<sup>2</sup></b>



Průměr: 1:200 (včetně výhledu na okolí)

Průměr: 1:200 (včetně výhledu na okolí)