



## Apartment Three-bedroom (4+kk)

Rented

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





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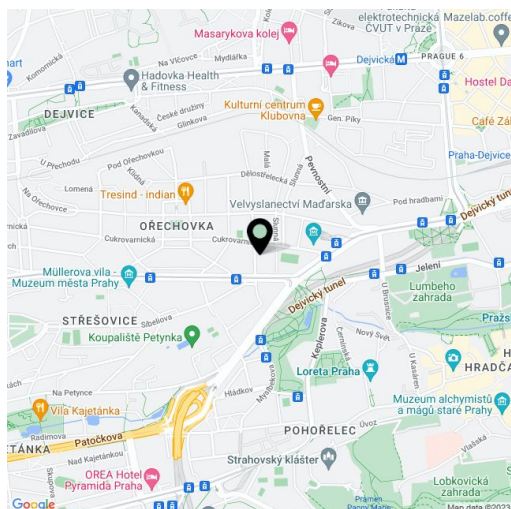
**Rented**168 m<sup>2</sup>, Prague 6, Střešovice, U Laboratoře

Total area	185 m <sup>2</sup>
Floor area*	168 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	22895
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, alarm. Cellar, lift, camera system. Two parking spaces in the underground garage at CZK 3000/space/month. Common building charges and deposit for utilities CZK 100/m<sup>2</sup>/month. Electricity is billed separately. Available during September 2019



\* 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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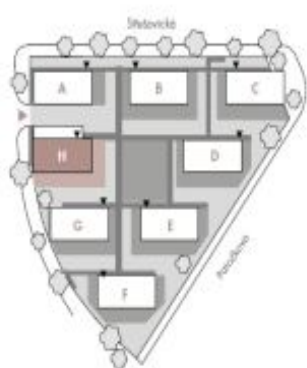
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## H.2.1

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



01	VSTUPNÍ HALA   ENTRANCE HALL	13,19 m <sup>2</sup>
02	OBYČNÍ POKOJ + KK   BRNO ROOM	73,27 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	18,35 m <sup>2</sup>
07	SKŘÍŇ   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	3,03 m <sup>2</sup>
<b>OBYTNÁ PLOCHA   LIVING SPACE</b>		<b>167,99 m<sup>2</sup></b>
22	LOŽNICE   LOGGIA	8,04 m <sup>2</sup>
23	LOŽNICE   LOGGIA	8,29 m <sup>2</sup>
3100	SKŘÍŇ   CLOSET	7,41 m <sup>2</sup>
<b>CELKEM   TOTAL</b>		<b>191,73 m<sup>2</sup></b>

