



## Apartment Three-bedroom (4+kk)

Rented

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





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Total area	197 m <sup>2</sup>
Floor area*	130 m <sup>2</sup>
Terrace	67 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	22897
Available from	Immediately

Top quality penthouse offering wonderful views, situated in the exclusive Royal Triangle project designed by the renowned Schindler Seko architectural studio. This fourth floor 3-bedroom 2-bathroom flat boasts a spacious terrace and unique views of the Petřín Hill, the Prague Castle and an adjacent green park. 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, three bedrooms, two bathrooms, utility room, and entry hall. The terrace is accessible from all main rooms.

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. One parking space in the underground garage included in the rent, possible to rent another space for CZK 3000/month. Common building charges and deposit for utilities CZK 100/m<sup>2</sup>/month. Electricity is billed separately. Interior: 130 m<sup>2</sup>. Terrace: 67 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.



