



## Apartment Four-bedroom (5+kk)

Rented

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





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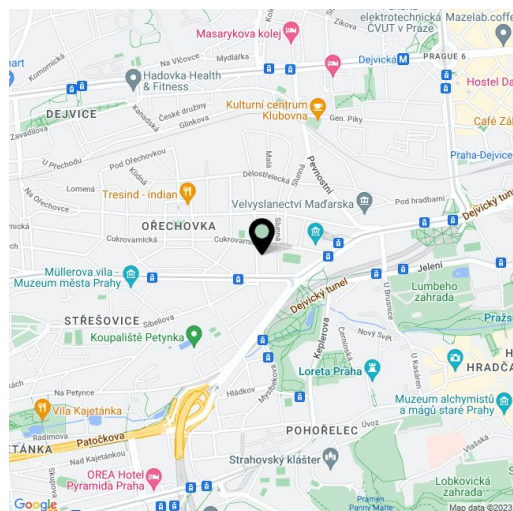
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Total area	193 m <sup>2</sup>
Floor area*	177 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
Service price	Common building charges and deposit for utilities CZK 28,000/month. Electricity is billed separately.
PENB	B
Reference number	22899
Available from	Immediately

**Top quality second 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 stations. 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, four 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, elevator, camera system. **Two parking spaces** in the underground garage 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.

