



Apartment Three-bedroom (4+kk)

Rented

97 m², Prague 6, Střešovice, U Laboratoře





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Total area	105 m ²
Floor area*	97 m ²
Loggia	8 m ²
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	22905
Available from	Immediately

Top quality third floor 3-bedroom 2-bathroom flat with a terrace and wonderful views, 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 a dining area, three bedrooms, two bathrooms, and an entrance 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 system** (touch and remote system using iOS or Android) that includes e.g. a central lighting control system, outdoor blinds or thermostat. **Cellar**, lift, camera system. **Two parking spaces in the underground garage** are included in the rent. Service charges and deposit for utilities: CZK 100/m²/month. Electricity is billed separately. **Unfurnished.**



* 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.

