



## Apartment Three-bedroom (4+kk)

Rented

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





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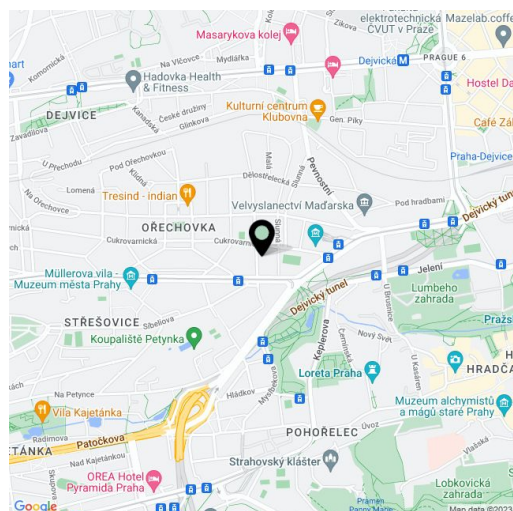
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Total area	189 m <sup>2</sup>
Floor area*	140 m <sup>2</sup>
Terrace	49 m <sup>2</sup>
Garden	140 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
Service price	Common building charges and deposit for utilities CZK 25,000/month. Electricity will be transferred to the tenant.
PENB	B
Reference number	22911
Available from	Immediately

Top quality flat offering wonderful views, situated in the exclusive Royal Triangle project designed by the renowned Schindler Seko architectural studio. This ground floor 3-bedroom 2-bathroom flat boasts a spacious terrace, garden 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, two walk-in closets, utility room, and entry hall. The terrace and garden are 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, Miele kitchen appliances, video entry phone, alarm. Cellar, lift, camera system. **Two parking spaces in the underground garages are 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.