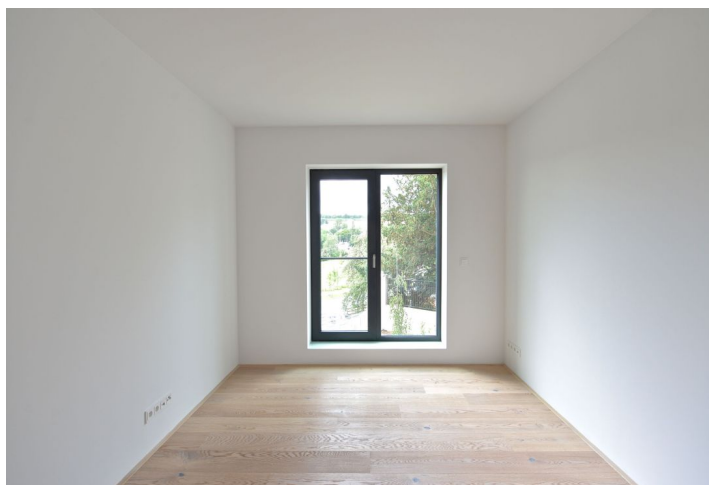
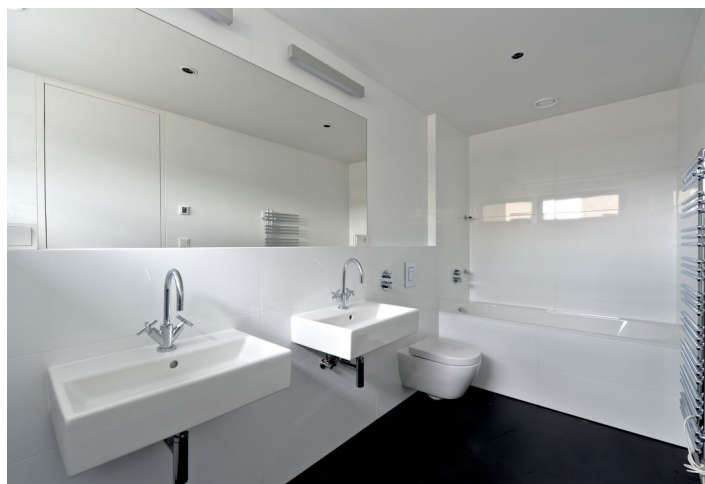




Apartment Three-bedroom (4+kk)

Rented

97 m², Prague 6, Střešovice, U Laboratoře





Apartment Three-bedroom (4+kk)

Rented

97 m², Prague 6, Střešovice, U Laboratoře

| | |
|------------------|-------------------------|
| Total area | 105 m ² |
| Floor area* | 97 m ² |
| Terrace | 8 m ² |
| Parking | On-site garage parking. |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 22916 |
| Available from | Immediately |

Brand new top quality first 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 dining area, three bedrooms, two bathrooms, 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. Two parking spaces in the underground garage at CZK 3000/space/month. Common building charges and deposit for utilities CZK 80/m²/month. Electricity is billed separately. Interior: 97 m². Terrace: 8 m².



* 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.



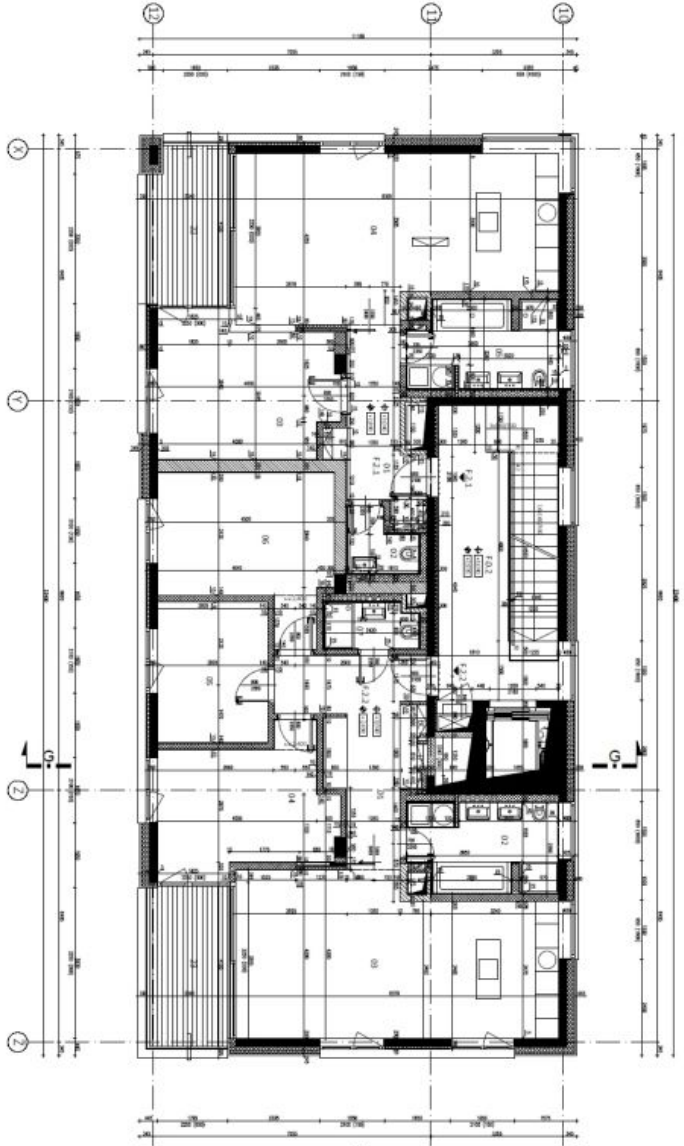
Apartment Three-bedroom (4+kk)

Rented

97 m², Prague 6, Střešovice, U Laboratoře

LEGENDA MATERIÁLŮ:

ROZDÍLY VE STĚNÁCH:
 - KAMENNÝ STĚN (indicated by brick pattern)
 - HYPOTÉZA (indicated by diagonal hatching)
 - KAMENNÝ STĚN (indicated by brick pattern)
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| ČÍSLO | NÁZEV PRVKU | JEDNOTKA | POSL. VÝKON | POSL. MĚŘENÍ | POSL. STAV |
|-------|-------------------|----------------|-------------|--------------|------------|
| 1 | CELKOVÁ PLOCHA | m ² | 97,00 | 12/2024 | OK |
| 2 | POBÍJEČNÁ PLOCHA | m ² | 72,00 | 12/2024 | OK |
| 3 | PLOCHA VYTÁPĚNÍ | m ² | 85,00 | 12/2024 | OK |
| 4 | PLOCHA VYKALOVÁNÍ | m ² | 10,00 | 12/2024 | OK |
| 5 | PLOCHA VYKALOVÁNÍ | m ² | 10,00 | 12/2024 | OK |
| 6 | PLOCHA VYKALOVÁNÍ | m ² | 10,00 | 12/2024 | OK |
| 7 | PLOCHA VYKALOVÁNÍ | m ² | 10,00 | 12/2024 | OK |
| 8 | PLOCHA VYKALOVÁNÍ | m ² | 10,00 | 12/2024 | OK |
| 9 | PLOCHA VYKALOVÁNÍ | m ² | 10,00 | 12/2024 | OK |
| 10 | PLOCHA VYKALOVÁNÍ | m ² | 10,00 | 12/2024 | OK |

SVOBODA & WILLIAMS
ARCHITECTS