



## Apartment Four-bedroom (5+kk)

Rented

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





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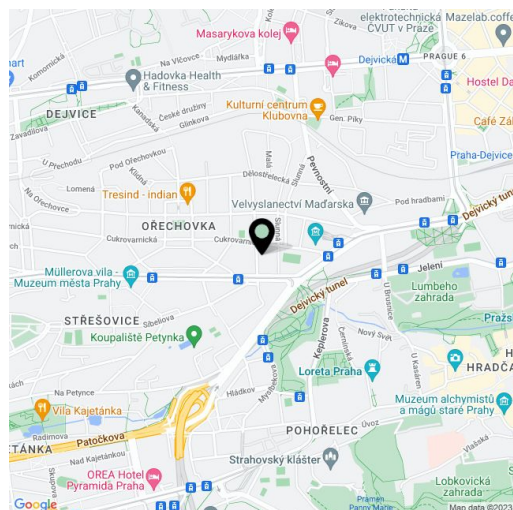
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|                  |                         |
|------------------|-------------------------|
| Total area       | 228 m <sup>2</sup>      |
| Floor area*      | 166 m <sup>2</sup>      |
| Terrace          | 62 m <sup>2</sup>       |
| Garden           | 106 m <sup>2</sup>      |
| Parking          | On-site garage parking. |
| Garage           | Yes                     |
| Cellar           | Yes                     |
| PENB             | B                       |
| Reference number | 22917                   |
| 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 4-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, four bedrooms, two bathrooms, walk-in closet, utility room, storage room, guest toilet, 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, alarm. Cellar, lift, camera system. One parking space is included in the rent, possibility to rent another parking for extra charge. Common building charges and deposit for energies CZK 18,000/month. Electricity is billed separately.



\* 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.

