



## Apartment Four-bedroom (5+kk)

Rented

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





## Apartment Four-bedroom (5+kk)

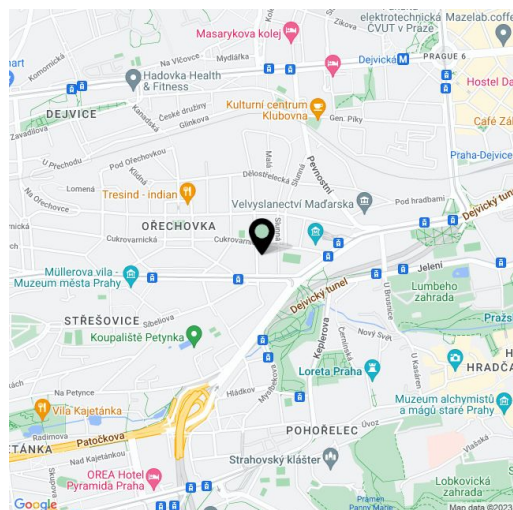
**Rented**266 m<sup>2</sup>, Prague 6, Střešovice, U Laboratoře

Total area	335 m <sup>2</sup>
Floor area*	266 m <sup>2</sup>
Terrace	69 m <sup>2</sup>
Garden	114 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	22924
Available from	Immediately

Brand new 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 3-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, three bathrooms, walk-in closet, utility 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. Two parking spaces in the underground garage at CZK 3000/space/month. Common building charges and deposit for utilities CZK 80/m<sup>2</sup>/month. Electricity is billed separately. Interior: 165 m<sup>2</sup>. Terrace: 69 m<sup>2</sup>. Garden: 114 m<sup>2</sup>.



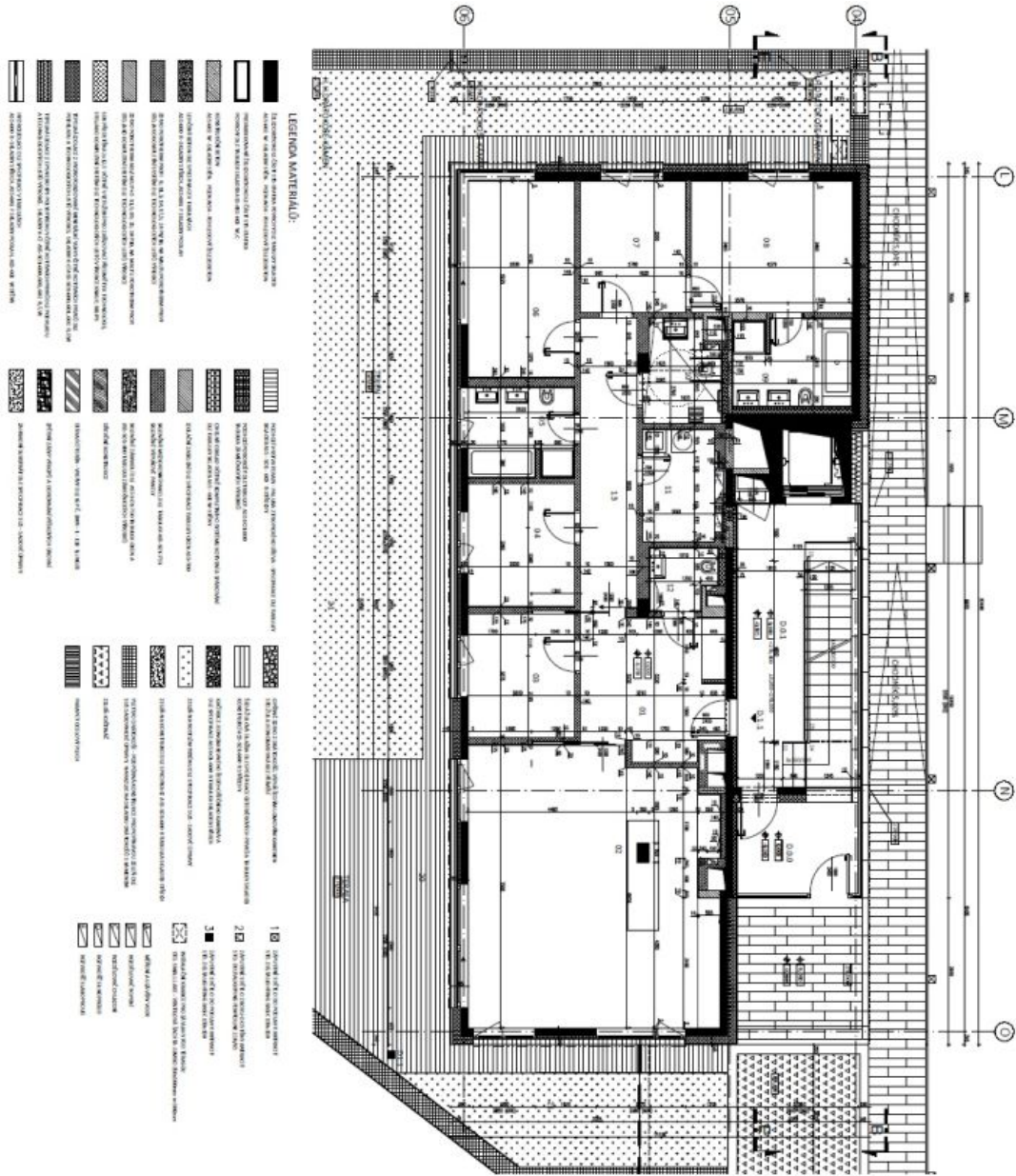
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



# Apartment Four-bedroom (5+kk)

266 m², Prague 6, Střešovice, U Laboratoře

Rented



**svoboda&williams**  
ARCHITECTS

NOVÝ	POZEMEK	CELKOVÁ PLOCHA	POZEMEK	CELKOVÁ PLOCHA
1	1000	1000	1000	1000
2	1000	1000	1000	1000
3	1000	1000	1000	1000
4	1000	1000	1000	1000
5	1000	1000	1000	1000
6	1000	1000	1000	1000
7	1000	1000	1000	1000
8	1000	1000	1000	1000
9	1000	1000	1000	1000
10	1000	1000	1000	1000
11	1000	1000	1000	1000
12	1000	1000	1000	1000
13	1000	1000	1000	1000
14	1000	1000	1000	1000
15	1000	1000	1000	1000
16	1000	1000	1000	1000
17	1000	1000	1000	1000
18	1000	1000	1000	1000
19	1000	1000	1000	1000
20	1000	1000	1000	1000
21	1000	1000	1000	1000
22	1000	1000	1000	1000
23	1000	1000	1000	1000
24	1000	1000	1000	1000
25	1000	1000	1000	1000
26	1000	1000	1000	1000
27	1000	1000	1000	1000
28	1000	1000	1000	1000
29	1000	1000	1000	1000
30	1000	1000	1000	1000
31	1000	1000	1000	1000
32	1000	1000	1000	1000
33	1000	1000	1000	1000
34	1000	1000	1000	1000
35	1000	1000	1000	1000
36	1000	1000	1000	1000
37	1000	1000	1000	1000
38	1000	1000	1000	1000
39	1000	1000	1000	1000
40	1000	1000	1000	1000
41	1000	1000	1000	1000
42	1000	1000	1000	1000
43	1000	1000	1000	1000
44	1000	1000	1000	1000
45	1000	1000	1000	1000
46	1000	1000	1000	1000
47	1000	1000	1000	1000
48	1000	1000	1000	1000
49	1000	1000	1000	1000
50	1000	1000	1000	1000

Právní úprava: Svoboda & Williams s.r.o. - architektura, inženýring a projektování stavebních objektů