



Apartment Three-bedroom (4+kk)

Rented

138 m², Prague 6, Střešovice, U Laboratoře





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Total area	207 m ²
Floor area*	138 m ²
Terrace	69 m ²
Parking	On-site garage parking.
Garage	Yes
Cellar	-
PENB	B
Reference number	22984
Available from	Immediately

Top quality penthouse offering wonderful views, situated in the exclusive Royal Triangle project designed by the renowned Schindler Seko architectural studio. This fourth floor 3-bedroom 2-bathroom apartment boasts a spacious terrace and unique views of 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 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 the Dejvická and Hradčanská metro stations. Building amenities include a reception, a common courtyard garden, and underground parking.

The interior features a comfortable living room with a fully fitted open plan kitchen, three bedrooms, two bathrooms, a utility room, and an entry hall. The terrace is 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, elevator, camera system. Two parking spaces included in the rent. Common building charges and deposit for utilities CZK 19,842/month. Electricity is billed separately. Available from August 2022.



* 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.



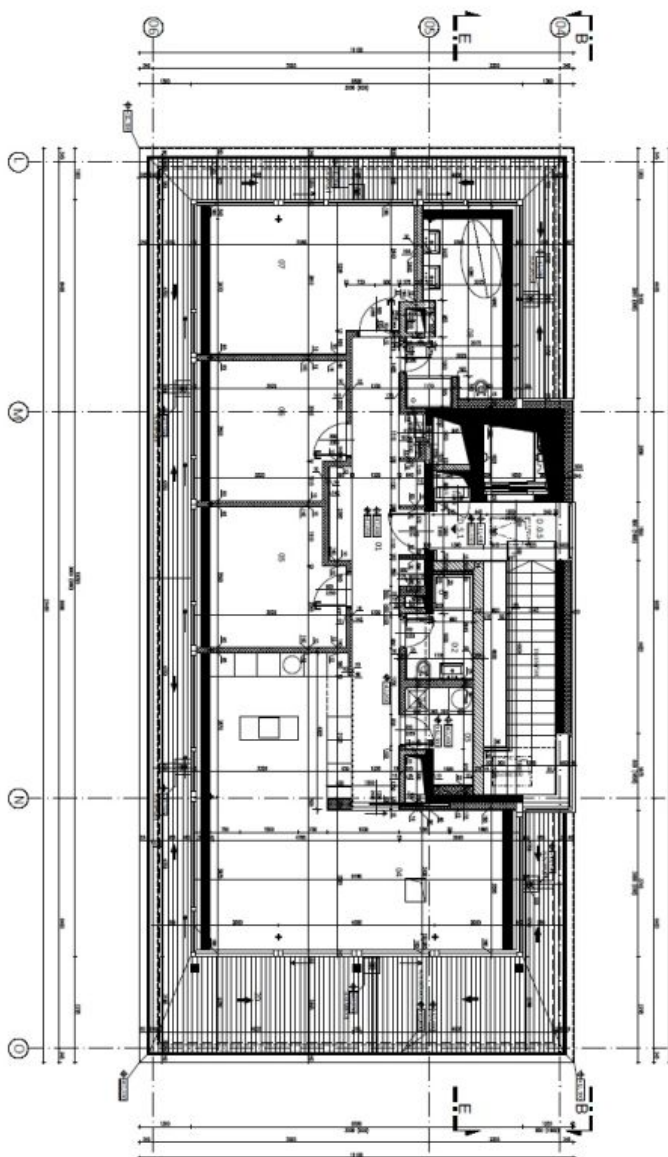
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LEGENDA MATERIÁLŮ

LEGENDA MATERIÁLŮ (Legend Materials) - A detailed list of materials used in the architectural drawings, including wall types, floor finishes, and ceiling treatments, each accompanied by a specific hatching pattern.



ESKIO ARCHITECTS

ESKIO ARCHITECTS - Architectural firm responsible for the design of the apartment.

Technická specifikace (Technical Specification)

Číslo (No.)	Popis (Description)	Specifikace (Specification)
1	Podlahová konstrukce (Floor construction)	...
2	Stropní konstrukce (Ceiling construction)	...
3	Stěnová konstrukce (Wall construction)	...
4	Okenní konstrukce (Window construction)	...
5	Průmyslová konstrukce (Industrial construction)	...

Průjma je sestavena z následujících prvků: (The section is composed of the following elements:)