



## Apartment One-bedroom (2+kk)

Rented

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





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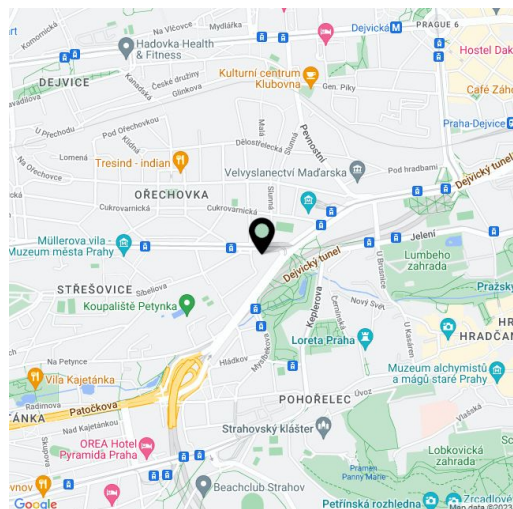
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Total area	72 m <sup>2</sup>
Floor area*	57 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Garden	22 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
Service price	Common building charges and deposit for utilities CZK 11,900/month. Electricity is billed separately.
PENB	B
Reference number	37329
Available from	Immediately

This high quality, semi furnished ground floor apartment with a terrace and garden is situated in the exclusive Royal Triangle project designed by the renowned Schindler Seko architectural studio. Offering unique views of Petřín Hill, Prague Castle, and an adjacent green park, the project is set in the prestigious Střešovice residential area, on the edge of the attractive Ořechovka neighborhood, just a short walk from Prague Castle. A location with excellent transportation connections, quick access to the city center, and full amenities, convenient to the airport and international schools, just a few minutes from the Dejvická and Hradčanská metro stations.

The interior features a living room with a fully fitted open plan kitchen and a dining area, a bedroom, a bathroom with a shower and toilet, a utility room, an additional guest toilet, and an entrance hall. Both main rooms offer access to the **terrace** and **garden**.

**High quality materials, oak floors**, tropical wood on the terrace, underfloor heating, built-in wardrobes, capillary cooling system in ceilings and ventilation with heat recovery, aluminum windows with triple glazing, alarm, **9 sq. m. cellar**, elevator, camera system. An underground **garage parking** space is included.



\* 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.