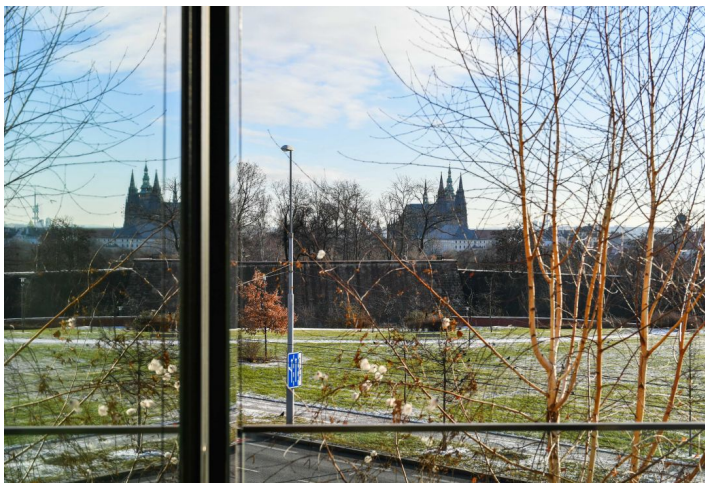


## Apartment Three-bedroom (4+kk)

€ 2 399 | CZK 60 000

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

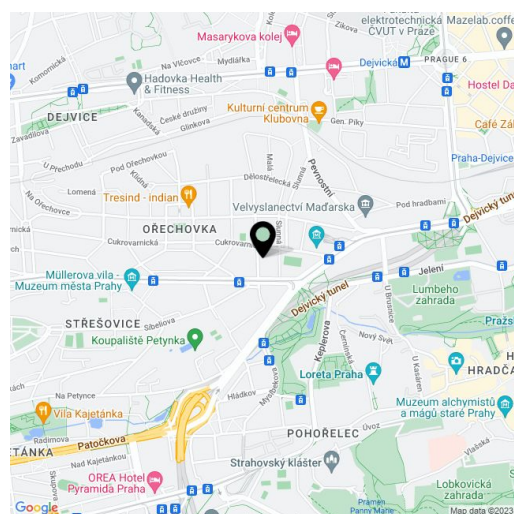


## Apartment Three-bedroom (4+kk)

€ 2 399 | CZK 60 000

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

Total area	105 m <sup>2</sup>
Floor area*	97 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
Service price	Service charges and deposit for utilities CZK 18,500/month. Electricity is billed separately.
PENB	B
Reference number	22902
Available from	Immediately



\* 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.

**Top-quality first floor unfurnished apartment with a terrace and wonderful views 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 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 the 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 an entrance hall.

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, Miele kitchen appliances, video entry phone, alarm, elevator, camera system. **Two parking space in the underground garage** are included in the rent.



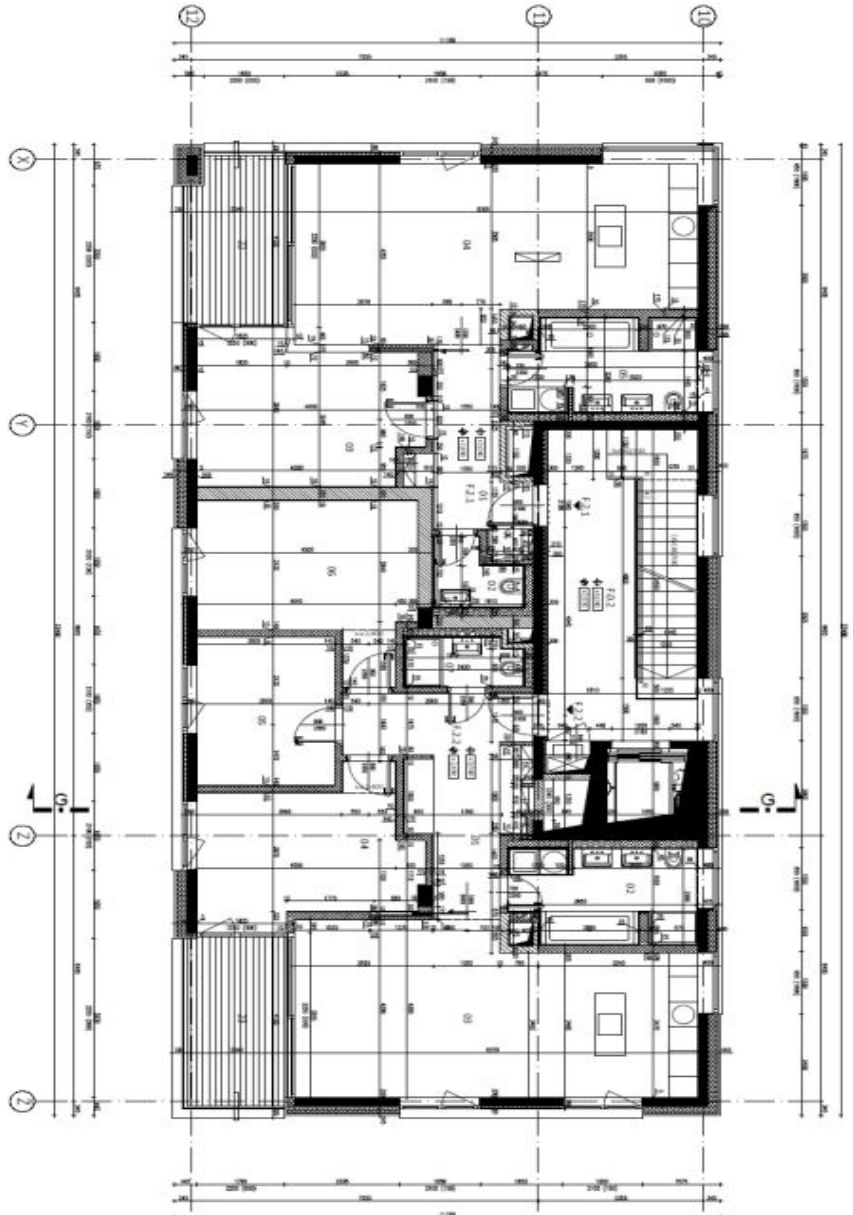
# Apartment Three-bedroom (4+kk)

€ 2 399 | CZK 60 000

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

**LEGENDA MATERIÁLŮ:**

	LEPENÝ KAMENÍ (KAMENNÝ POKRYV)		POKRYV Z POKRYVŮ (KAMENNÝ POKRYV)		POKRYV Z POKRYVŮ (KAMENNÝ POKRYV)
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**REMARKS:**  
 1. The floor plan is based on the architectural design and may be subject to change during the construction process.  
 2. The floor plan is not a legal document and should not be used for legal purposes.  
 3. The floor plan is provided for informational purposes only.  
 4. The floor plan is subject to the final decision of the architect.



NO.	ROOM	AREA (m <sup>2</sup> )	VOLUME (m <sup>3</sup> )	PERIMETER (m)	TYPE
01	LIVING ROOM	18.5	18.5	28.0	Living Room
02	DINING ROOM	12.0	12.0	20.0	Dining Room
03	KITCHEN	10.0	10.0	18.0	Kitchen
04	BEDROOM	12.0	12.0	20.0	Bedroom
05	BEDROOM	12.0	12.0	20.0	Bedroom
06	BEDROOM	12.0	12.0	20.0	Bedroom
07	BATHROOM	5.0	5.0	10.0	Bathroom
08	HALLWAY	3.0	3.0	6.0	Hallway
09	CL. (CLOSET)	2.0	2.0	4.0	Closet
10	CL. (CLOSET)	2.0	2.0	4.0	Closet
11	CL. (CLOSET)	2.0	2.0	4.0	Closet
12	CL. (CLOSET)	2.0	2.0	4.0	Closet
13	CL. (CLOSET)	2.0	2.0	4.0	Closet
14	CL. (CLOSET)	2.0	2.0	4.0	Closet
15	CL. (CLOSET)	2.0	2.0	4.0	Closet
16	CL. (CLOSET)	2.0	2.0	4.0	Closet
17	CL. (CLOSET)	2.0	2.0	4.0	Closet
18	CL. (CLOSET)	2.0	2.0	4.0	Closet
19	CL. (CLOSET)	2.0	2.0	4.0	Closet
20	CL. (CLOSET)	2.0	2.0	4.0	Closet
21	CL. (CLOSET)	2.0	2.0	4.0	Closet
22	CL. (CLOSET)	2.0	2.0	4.0	Closet
23	CL. (CLOSET)	2.0	2.0	4.0	Closet
24	CL. (CLOSET)	2.0	2.0	4.0	Closet
25	CL. (CLOSET)	2.0	2.0	4.0	Closet
26	CL. (CLOSET)	2.0	2.0	4.0	Closet
27	CL. (CLOSET)	2.0	2.0	4.0	Closet
28	CL. (CLOSET)	2.0	2.0	4.0	Closet
29	CL. (CLOSET)	2.0	2.0	4.0	Closet
30	CL. (CLOSET)	2.0	2.0	4.0	Closet

