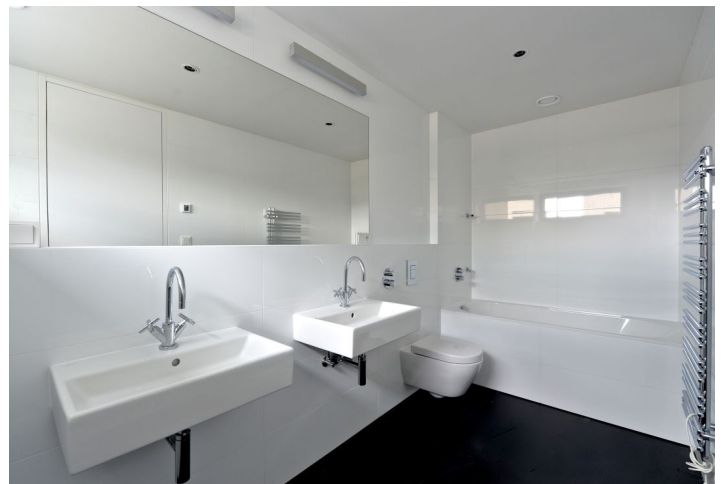


Apartment Three-bedroom (4+kk)

Rented

97 m², Prague 6, Střešovice, U Laboratoře



Apartment Three-bedroom (4+kk)

Rented

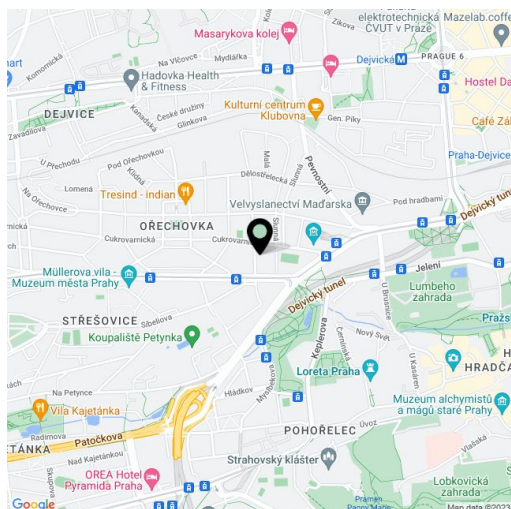
97 m², Prague 6, Střešovice, U Laboratoře

Total area	105 m ²
Floor area*	97 m ²
Terrace	8 m ²
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	22916
Available from	Immediately

Brand new top quality first floor 3-bedroom 2-bathroom flat with a terrace and wonderful views, situated in the exclusive Royal Triangle project designed by the renowned Schindler Seko architectural studio. Offering unique views of the Petřín Hill, the 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 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 entry hall.

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. Two parking spaces in the underground garage at CZK 3000/space/month. Common building charges and deposit for utilities CZK 80/m²/month. Electricity is billed separately. Interior: 97 m². Terrace: 8 m².



* 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.

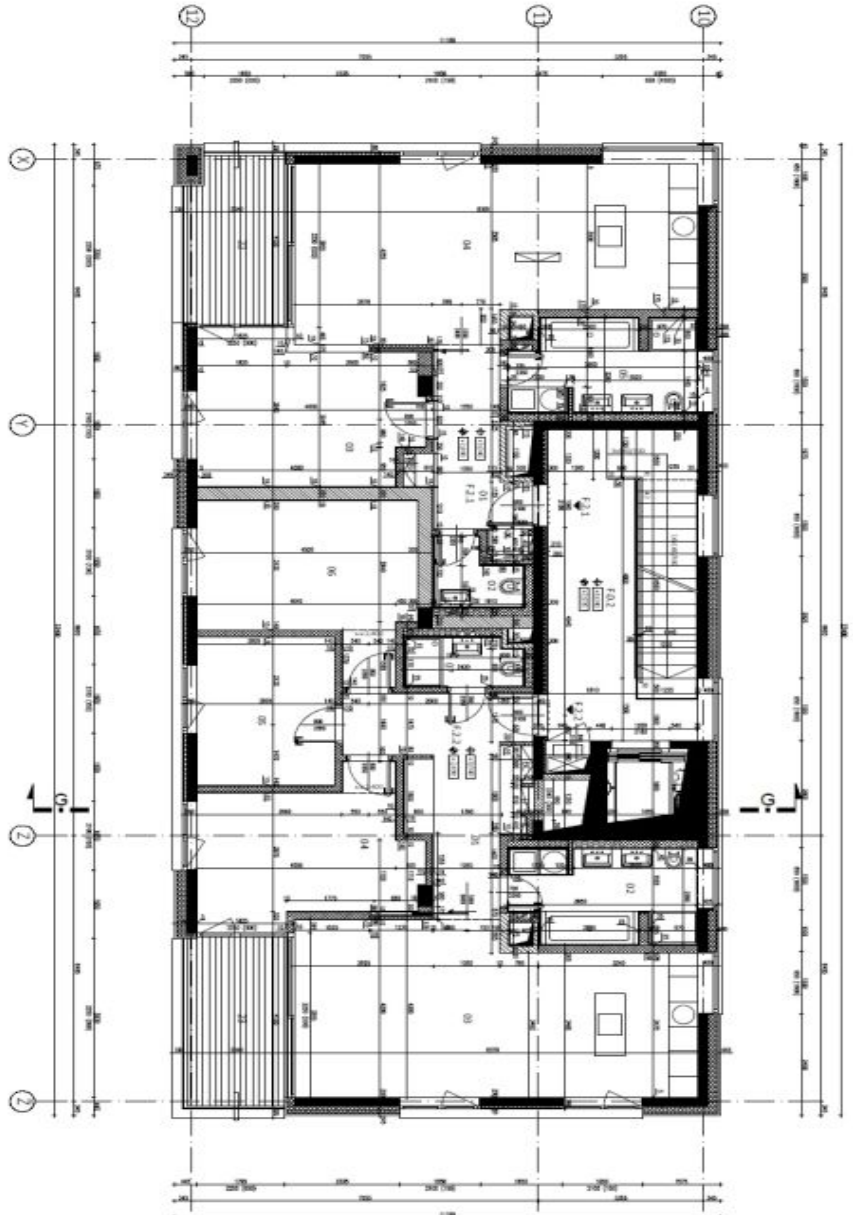
Apartment Three-bedroom (4+kk)

Rented

97 m², Prague 6, Střešovice, U Laboratoře

LEGENDA MATERIÁLŮ:

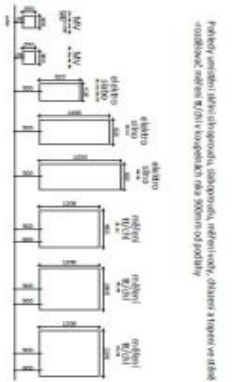
	LEPŠENÍ PLOCHÉHO STŘEŠNÍHO KROVU		STŘEŠNÍ KROV
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REMARKS:
 1. The floor plan is based on the existing conditions of the apartment.
 2. The floor plan is subject to change without notice.
 3. The floor plan is not a contract.
 4. The floor plan is not a guarantee.
 5. The floor plan is not a warranty.
 6. The floor plan is not a liability.
 7. The floor plan is not a responsibility.
 8. The floor plan is not a commitment.
 9. The floor plan is not a promise.
 10. The floor plan is not a statement of intent.



NO.	ROOM	AREA (m ²)	VOLUME (m ³)	PERCENTAGE (%)
01	LIVING ROOM	18.5	18.5	19.1
02	KITCHEN	10.5	10.5	10.8
03	DINING ROOM	12.5	12.5	12.8
04	BEDROOM	12.5	12.5	12.8
05	BEDROOM	12.5	12.5	12.8
06	BEDROOM	12.5	12.5	12.8
07	BATHROOM	5.5	5.5	5.7
08	HALLWAY	3.5	3.5	3.6
09	BALCONY	1.5	1.5	1.5
TOTAL	APARTMENT	97.0	97.0	100.0



Podobný územní plán disponuje, s výjimkou, náhodou, různými typy a stavy
 - odlišnou měřítkem a vzhledem k systému odlišnosti