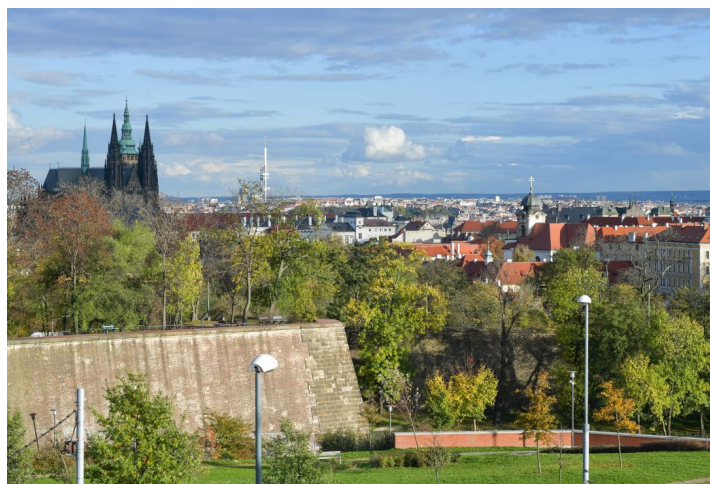


## Apartment Three-bedroom (4+kk)

Rented

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



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Rented

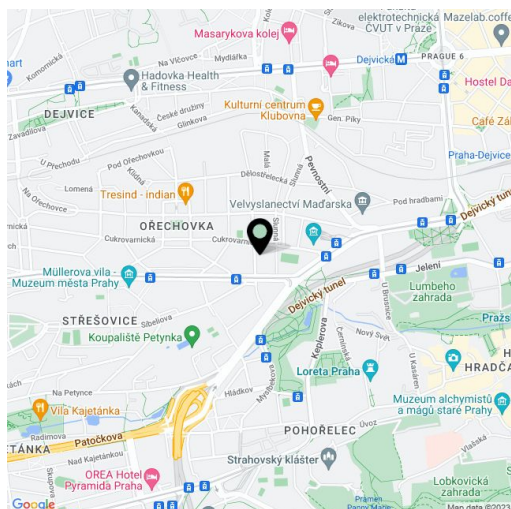
97 m<sup>2</sup>, Prague 6, Střešovice, U Laboratoře

Total area	105 m <sup>2</sup>
Floor area*	97 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	22918
Available from	Immediately

This top quality third floor 3-bedroom 2-bathroom apartment with a terrace and wonderful views 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 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 and dining area, three bedrooms, two bathrooms, and an entry hall.

High-quality materials, oak floors, tropical wood on the terrace, underfloor heating, built-in wardrobes, capillary cooling system in the ceilings and ventilation with heat recovery, aluminum windows with triple glazing, alarm. Cellar, elevator, camera system. Two parking spaces in the underground garage included in the rent. Common building charges and deposit for energies CZK 14,000/month. Electricity is billed separately.



\* 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.

