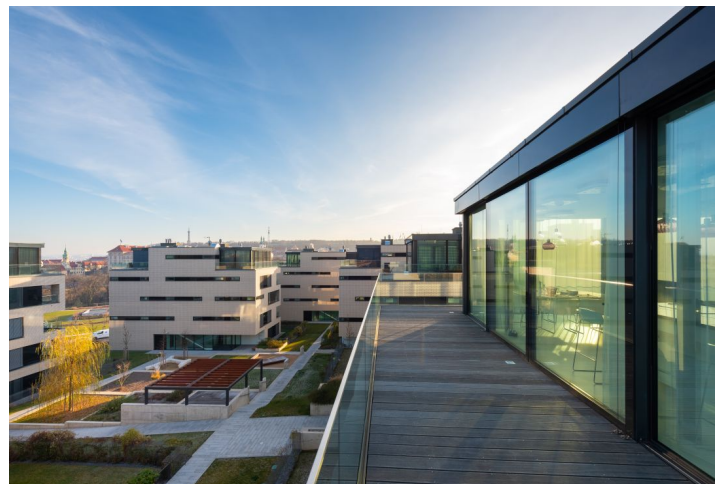
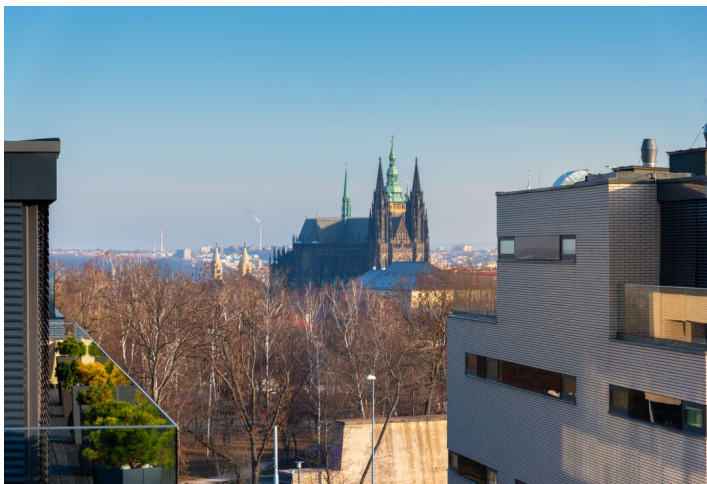


## Apartment Three-bedroom (4+kk)

Rented

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



## Apartment Three-bedroom (4+kk)

Rented

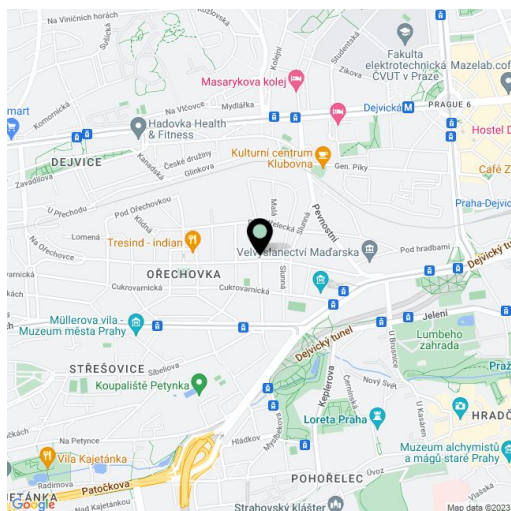
138 m<sup>2</sup>, Prague 6, Střešovice, U Laboratoře

Total area	207 m <sup>2</sup>
Floor area*	138 m <sup>2</sup>
Terrace	69 m <sup>2</sup>
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for common building charges and utilities CZK 25,870/month. Electricity is billed separately.
PENB	B
Reference number	36091
Available from	Immediately

This top-quality, fully equipped, air-conditioned penthouse with a spacious terrace with views of Prague Castle is situated on the 3rd floor of a modern villa that is part of the unique Royal Triangle residential project with a reception and a common garden. 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.

The interior features a comfortable living room with a fully fitted open plan kitchen and an adjoining **terrace** with stunning views that practically wraps around the entire apartment and can be accessed from all three bedrooms and the bathroom. There is also a spacious entrance hall, a 2nd bathroom, and a utility room/laundry room.

Facilities include floor screeds in the living area, tropical wood floors on the terrace, large-format tiles in the bathroom, aluminum windows with insulated triple-glazed panes, underfloor heating, an intelligent home control system (e.g. central control of lighting, blinds, or thermostat), doors with concealed hinges, a sound system in the living room, Preciosa designer glass light fixtures, a Bang & Olufsen TV, or high standard kitchen equipment, including an electrically operated bar or a stone worktop. The custom-made furniture was varnished by Petrof. Optimal temperature is provided by a **capillary cooling system**, fresh air supply, and controlled ventilation with heat recovery. Two parking spaces in the underground garage included in the rent.



\* 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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138 m<sup>2</sup>, Prague 6, Střešovice, U Laboratoře

