



Apartment Three-bedroom (4+kk)

Rented

130 m², Prague 6, Střešovice, U Laboratoře





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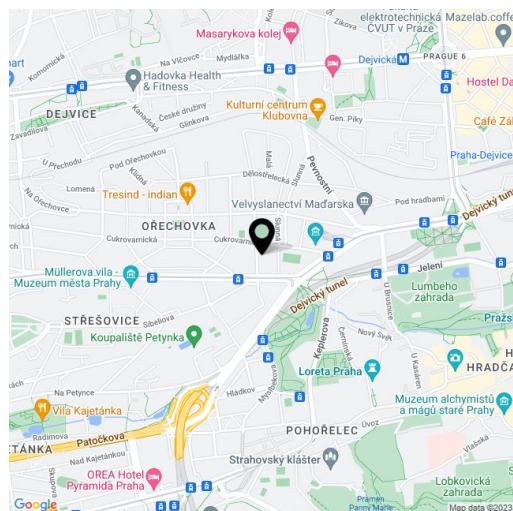
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Total area	197 m ²
Floor area*	130 m ²
Terrace	67 m ²
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
Service price	Common building charges and deposit for utilities CZK 22,000/month. Electricity is billed separately.
PENB	B
Reference number	100594
Available from	Immediately

This unfurnished premium penthouse offering wonderful views is situated in the exclusive Royal Triangle project designed by the renowned Schindler Seko architectural studio. This fourth floor 3-bedroom 2-bathroom apartment boasts a spacious terrace and unique views of Petřín Hill, Prague Castle, and an adjacent green park. 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, common courtyard garden, and underground parking.

The interior features a comfortable living room with a fully fitted open plan kitchen, three bedrooms, two bathrooms, a utility room, and an entry hall. The terrace is accessible from all main rooms incl. the large bathroom.

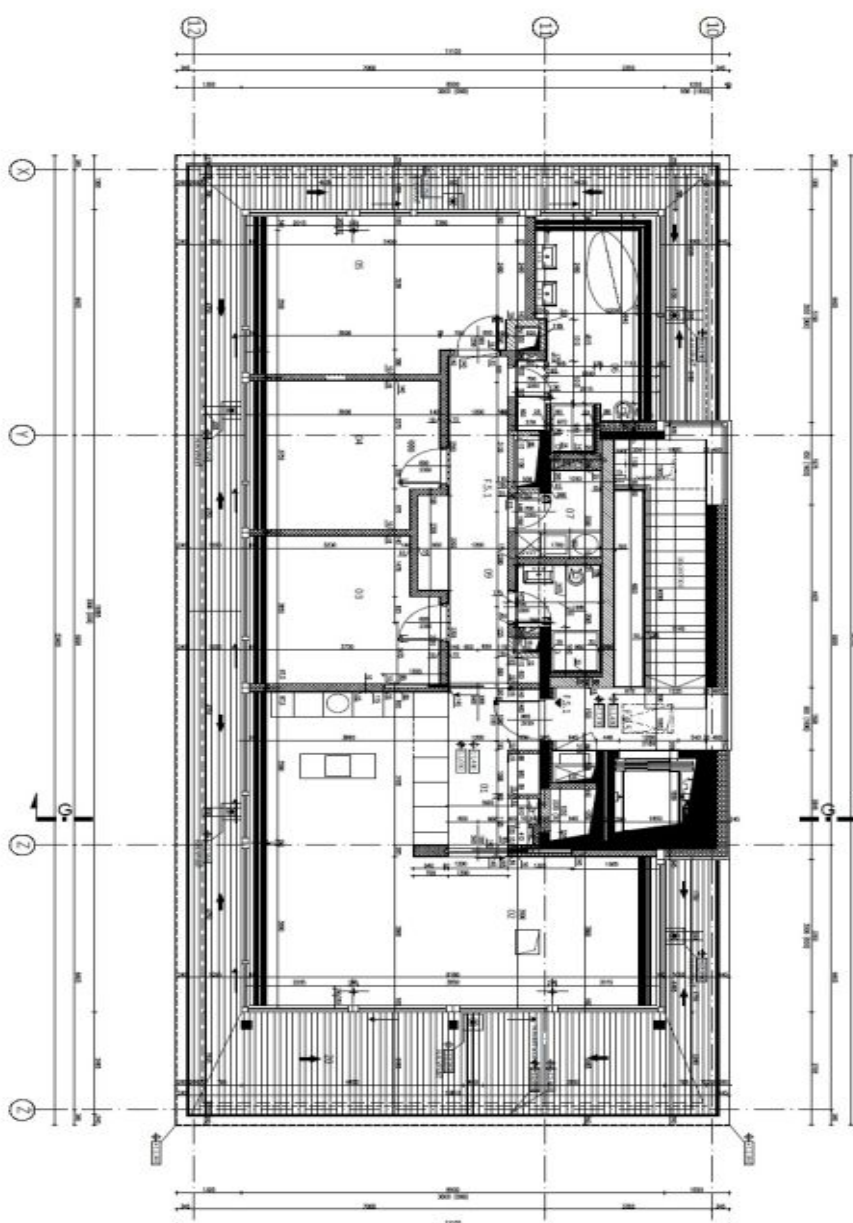
High-quality materials, oak floors, tropical wood on the terrace, smart home control **Loxone**, floor heating, built-in wardrobes, capillary cooling system in the ceilings and ventilation with heat recovery, aluminum windows with triple glazing, alarm. Cellar, elevator, camera system. Two parking spaces in the underground garage included in the rent. The apartment is offered unfurnished.



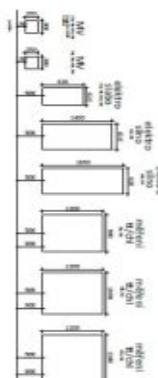
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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Area	Region	Sub-Region	Population	Area (km ²)	Population Density (per km ²)	Area (km ²)	Population Density (per km ²)
Asia	Asia	Asia	3,700,000,000	44,000,000	84	43.2	
Europe	Europe	Europe	730,000,000	10,000,000	73	73.0	
North America	North America	North America	300,000,000	3,500,000	86	85.7	
South America	South America	South America	350,000,000	17,000,000	21	16.7	
Africa	Africa	Africa	600,000,000	30,000,000	20	30.0	
Oceania	Oceania	Oceania	35,000,000	2,000,000	18	18.0	
Antarctica	Antarctica	Antarctica	0	14,000,000	0	0.0	
World	World	World	6,080,000,000	100,000,000	61	60.8	



probably unrelated to the strong acids, aldehydes, and ketones, characterised by their low $\log K_{ow}$ and their M_{wt} as biodegradable and a moderate polarity.

[illegible]