



## Apartment Three-bedroom (4+kk)

€ 4 519 | CZK 110 000

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





## Apartment Three-bedroom (4+kk)

€ 4 519 | CZK 110 000

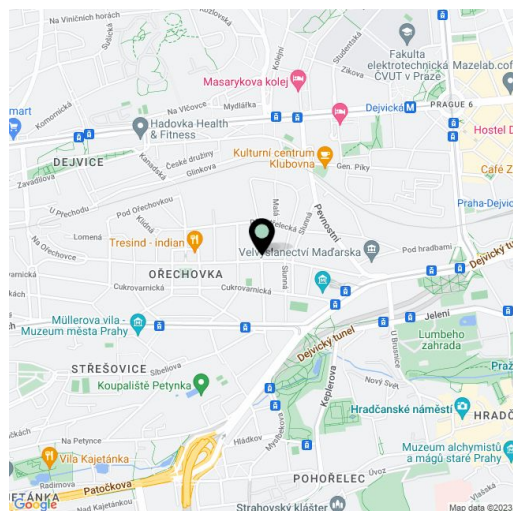
129.41 m², Prague 6, Střešovice, U Laboratoře

|                  |                                                                                                 |
|------------------|-------------------------------------------------------------------------------------------------|
| Total area       | 196 m²                                                                                          |
| Floor area*      | 129 m²                                                                                          |
| Terrace          | 67 m²                                                                                           |
| Parking          | Two garage parking spaces.                                                                      |
| Garage           | Yes                                                                                             |
| Cellar           | 17 m²                                                                                           |
| Service price    | Monthly deposit for services, water, and heating: CZK 32,000. Electricity is billed separately. |
| PENB             | B                                                                                               |
| Reference number | 102523                                                                                          |
| Available from   | Immediately                                                                                     |

This unfurnished premium penthouse with 2 bathrooms and a terrace running along the entire perimeter of the apartment and wonderful views of Prague Castle is situated in the exclusive Royal Triangle project designed by the renowned Schindler Seko architectural studio. The 4th floor apartment is located in the prestigious Střešovice residential area, on the edge of the attractive Ořechovka neighborhood, just a short walk from Prague Castle. An area with 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 includes a living room with a fully fitted open plan kitchen and dining area, 3 bedrooms, 2 bathrooms (bathtub, walk-in shower, toilet/walk-in shower, toilet), a utility room, and an entrance hall with a built-in wardrobe. The **terrace** is accessible from all main rooms.

High-quality materials, **oak floors**, tiles, tropical wood on the terrace, security entry door, automatic exterior blinds, underfloor heating, capillary cooling system in the ceilings and ventilation with heat recovery, aluminum windows with triple glazing, washer/dryer, **Miele** kitchen appliances, dishwasher, induction cooktop, wine fridge, alarm, spacious **cellar**, elevator, camera system. **Two parking spaces** in the underground garage are included in the rent.



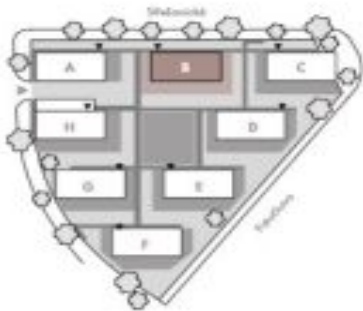
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Three-bedroom (4+kk)

€ 4 519 | CZK 110 000

129.41 m², Prague 6, Střešovice, U Laboratoře



|                               |                                  |           |
|-------------------------------|----------------------------------|-----------|
| 01                            | VSTUPNÍ HALA   ENTRANCE HALL     | 6,95 m²   |
| 02                            | OBÝVACÍ POKOJ + KK   LIVING ROOM | 45,5 m²   |
| 03                            | POKOJ   ROOM                     | 12,27 m²  |
| 04                            | POKOJ   ROOM                     | 13,2 m²   |
| 05                            | KUCHA   BEDROOM                  | 20,15 m²  |
| 06                            | KOUPELNA   BATHROOM              | 13,05 m²  |
| 07                            | TECH. MÍSTNOST   TECHNICAL ROOM  | 3,15 m²   |
| 08                            | WC                               | 3,65 m²   |
| 09                            | CHODBA   HALLWAY                 | 11,49 m²  |
| CELKOVÁ PLOCHA   LIVING SPACE |                                  | 129,41 m² |
| 20                            | TERASA   TERRACE                 | 67,04 m²  |
| 3110                          | SLEEP   CLOSE                    | 16,94 m²  |
| CELKEM   TOTAL                |                                  | 213,39 m² |

opa development