



## Apartment Three-bedroom (4+kk)

€ 1 705 012 | CZK 41 500 000

137.3 m², Prague 6, Střešovice, U Laboratoře





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Total area	204 m <sup>2</sup>
Floor area*	137 m <sup>2</sup>
Terrace	67 m <sup>2</sup>
Parking	Two garage parking spaces
Garage	Yes
Cellar	17 m <sup>2</sup>
PENB	B
Reference number	108411

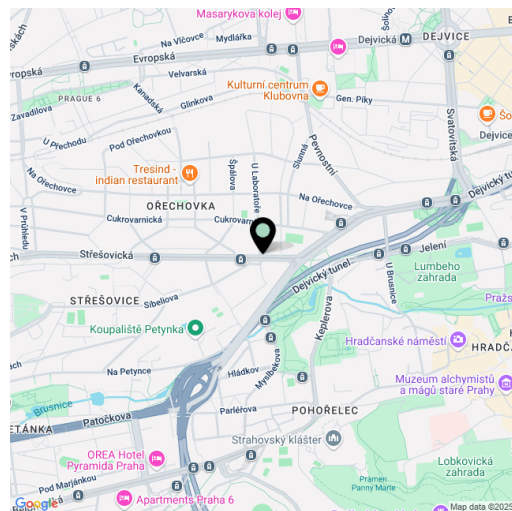
**Breathtaking glass-walled penthouse with 2 bathrooms, a wraparound terrace, and beautiful views of Prague Castle situated in the exclusive Royal Triangle project designed by the renowned architectural studio. The gated secured complex with a reception, shared garden, and underground parking is located in Střešovice, within walking distance of Hradčany and the Petřín Gardens.**

The penthouse occupies the entire top floor of an **energy-efficient** building with an elevator. The interior consists of a living room with a kitchen and dining area, 3 bedrooms, a main bathroom with a freestanding bathtub and shower, a second bathroom, a utility room, and a hallway. The exceptionally large terrace is accessible from all living rooms. The price includes **2 spacious garage parking spaces** and a nearly **17 m<sup>2</sup> cellar**.

The penthouse is equipped with **top-quality materials** and technologies meeting the highest standards of modern living. Full-height aluminum windows with insulated triple glazing are complemented by electrically controlled **external blinds**. Oak floors throughout the living areas; **tropical wood** decking on the terrace. The kitchen is fully equipped with **Miele** appliances, including a built-in wine fridge. The apartment features security entrance doors. The property is protected by an alarm and a **camera system**, and a video intercom is available. A pleasant indoor climate is ensured by **underfloor heating**, capillary **ceiling cooling**, and a **heat recovery** ventilation system.

An attractive location on the border of the sought-after residential districts of **Střešovice** and **Ořechovka**, with fast access to the city center and full civic amenities, excellent connections to the airport and **international schools**. On summer days, the nearby Petynka outdoor swimming pool with beach volleyball is a welcome bonus, and a bike path runs nearby through Letná Park and Stromovka all the way to Troja. A pleasant walk through Max van der Stoel **city park** leads to **Prague Castle** and **Petřín Hill**.

Floor area 137.3 m<sup>2</sup>, terrace 67.04 m<sup>2</sup>, cellar 16.8 m<sup>2</sup>.



\* 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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