



Apartment Four-bedroom (5+kk)

Rented

163 m², Prague 6, Střešovice, U Laboratoře





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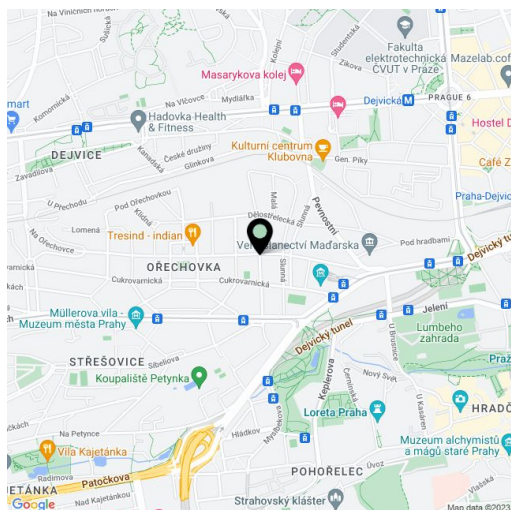
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Total area	225 m²
Floor area*	163 m²
Balcony	13 m²
Terrace	49 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	19627
Available from	Immediately

High standard, air-conditioned 4-bedroom 3-bathroom split-level flat with a roof terrace (49 m²) and 2 balconies (13 m²), on the second and third floor of a recently built three-story residence with parking. Set in the heart of the exclusive Ořechovka neighborhood with mature trees, parks and distinguished villas. Location with quick access to the city center, the Prague Castle and the airport, within easy reach of Dejvická and Hradčanská metro stations.

The lower level includes a living room with a **brand new** fully fitted open kitchen and **balcony** access, one bedroom with an en-suite shower bathroom with toilet, guest bedroom with **balcony** access, bathroom with bathtub and toilet, **walk-in closet**, storage room, and a spacious entrance hall. The upper floor features master bedroom with a **walk-in closet** and a full en-suite bathroom, plus one more bedroom (or office) with a large **roof terrace**.

Solid wood parquet floors, security entry door, French windows, electric blinds, dishwasher, microwave oven, video entry phone, alarm, **cellar**, lift. **Garage parking** included. Service charges, water and heating CZK 8,000 per month. Electricity is billed separately (transfer to the tenant). Available from December 2020.



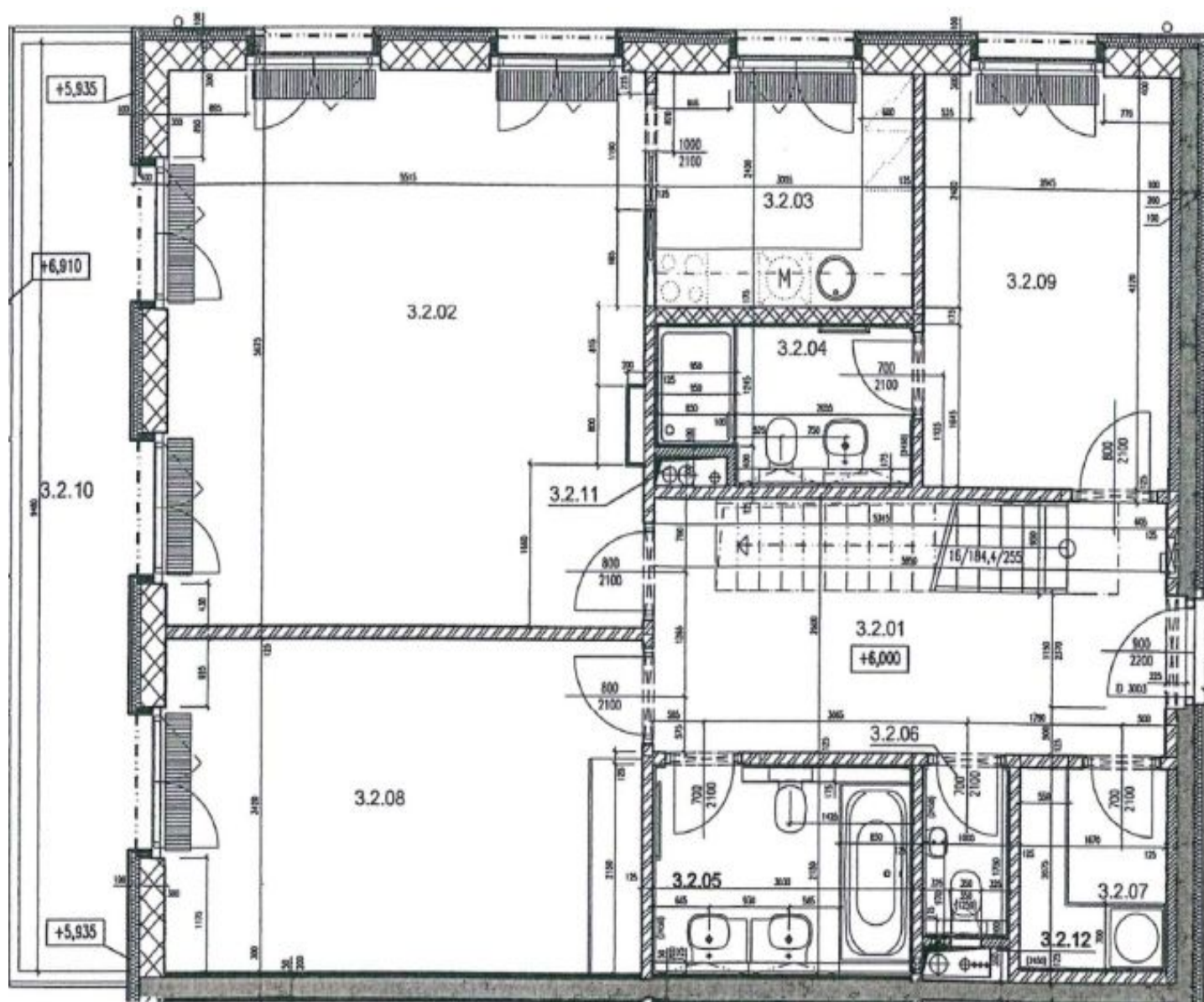
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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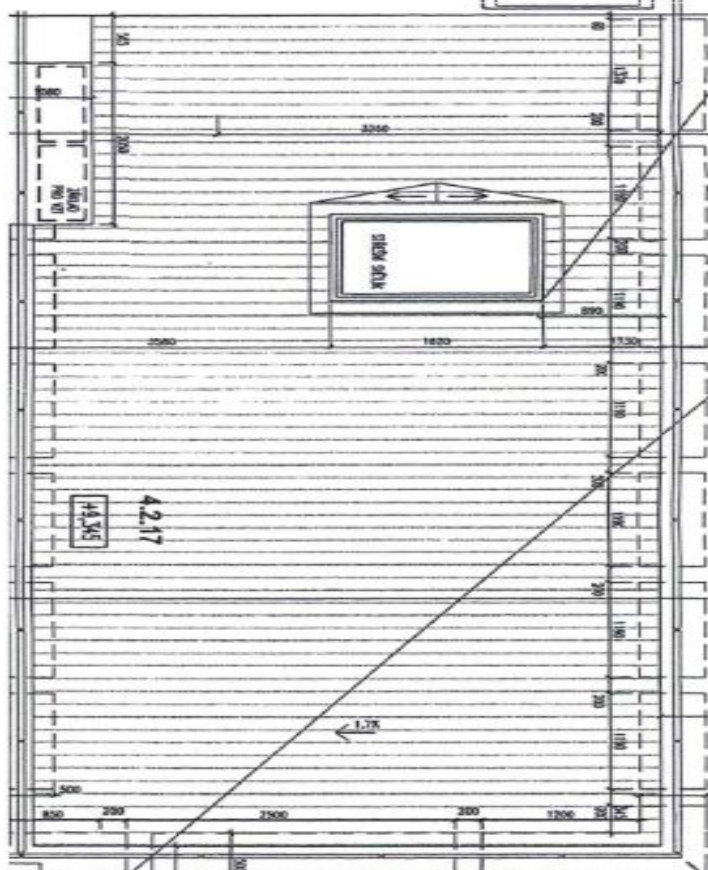
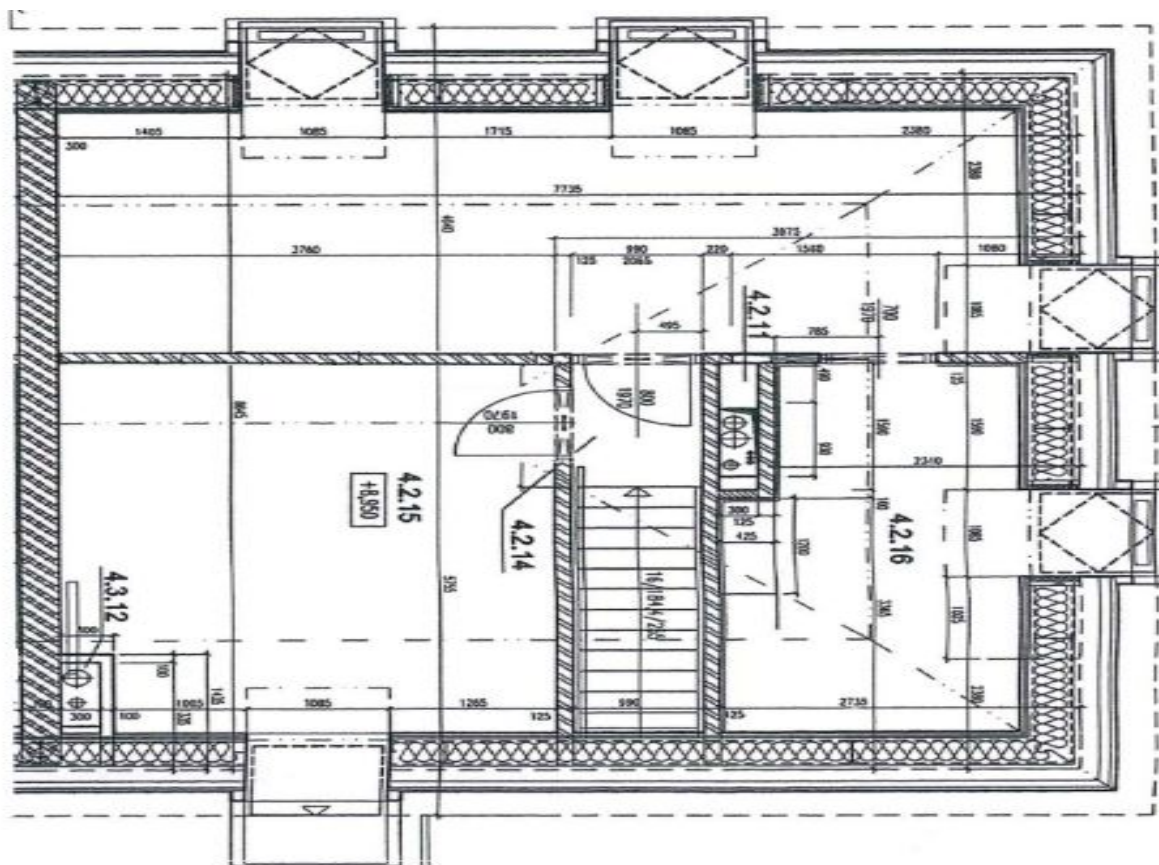
LEGENDA MÍSTNOSTÍ						
Čís.	NÁZEV MÍSTNOSTI	PLOCHA M ²	PODLAH.	SELAHA	STĚNY	STROPY
3. 2 - BYTOVÁ JEDNOTKA 4+1 (MEZONET)						
3.2.01	OKRES	15,29	dubové výhy	P10	omítka+mábo	podhled SDK+mábo
3.2.02	OBÝVACÍ PROST.	31,49	dubové výhy	P10	omítka+mábo	omítka+mábo
3.2.03	KUCHA	7,37	keramická dlažba	P7	omítka+mábo bílé výhy oblož	omítka+mábo
3.2.04	KOUPELNA	4,56	keramická dlažba	P9	omítka+mábo bílé výhy oblož	podhled SDK+mábo
3.2.05	KOUPELNA	6,51	keramická dlažba	P9	omítka+mábo bílé výhy oblož	podhled SDK+mábo
3.2.06	WC	1,75	keramická dlažba	P8	omítka+mábo bílé výhy oblož	podhled SDK+mábo
3.2.07	KOCHOK	3,57	keramická dlažba	P8	omítka+mábo bílé výhy oblož	podhled SDK+mábo
3.2.08	PROST.	18,94	dubové výhy	P10	omítka+mábo	omítka+mábo
3.2.09	PROST.	12,17	dubové výhy	P10	omítka+mábo	omítka+mábo
3.2.10	OKRES	13,19	teracová dlažba	P11		peklodový beton+mábo
3.2.11	OKRES	0,25				
3.2.12	OKRES	0,35				
3.2.13	OKRES	3,63				



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LIDOVKA KOTVENÍ					
ČK	NAZEV KOTVENÍ	ROZM. č.	ROZM.	STAV	1997
3.2 - BYTOK JEDNOTA 4+1 (KČZK)					
12.0	12.0	16.7	16.7	16.7	16.7
13.2	13.2	16.7	16.7	16.7	16.7
14.3	14.3	16.7	16.7	16.7	16.7
15.4	15.4	16.7	16.7	16.7	16.7
16.5	16.5	16.7	16.7	16.7	16.7
17.6	17.6	16.7	16.7	16.7	16.7
18.7	18.7	16.7	16.7	16.7	16.7
19.8	19.8	16.7	16.7	16.7	16.7
20.9	20.9	16.7	16.7	16.7	16.7
22.0	22.0	16.7	16.7	16.7	16.7
23.1	23.1	16.7	16.7	16.7	16.7
24.2	24.2	16.7	16.7	16.7	16.7
25.3	25.3	16.7	16.7	16.7	16.7
26.4	26.4	16.7	16.7	16.7	16.7
27.5	27.5	16.7	16.7	16.7	16.7
28.6	28.6	16.7	16.7	16.7	16.7
29.7	29.7	16.7	16.7	16.7	16.7
30.8	30.8	16.7	16.7	16.7	16.7
31.9	31.9	16.7	16.7	16.7	16.7
33.0	33.0	16.7	16.7	16.7	16.7
34.1	34.1	16.7	16.7	16.7	16.7
35.2	35.2	16.7	16.7	16.7	16.7
36.3	36.3	16.7	16.7	16.7	16.7
37.4	37.4	16.7	16.7	16.7	16.7
38.5	38.5	16.7	16.7	16.7	16.7
39.6	39.6	16.7	16.7	16.7	16.7
40.7	40.7	16.7	16.7	16.7	16.7
41.8	41.8	16.7	16.7	16.7	16.7
42.9	42.9	16.7	16.7	16.7	16.7
44.0	44.0	16.7	16.7	16.7	16.7
45.1	45.1	16.7	16.7	16.7	16.7
46.2	46.2	16.7	16.7	16.7	16.7
47.3	47.3	16.7	16.7	16.7	16.7
48.4	48.4	16.7	16.7	16.7	16.7
49.5	49.5	16.7	16.7	16.7	16.7
50.6	50.6	16.7	16.7	16.7	16.7
51.7	51.7	16.7	16.7	16.7	16.7
52.8	52.8	16.7	16.7	16.7	16.7
53.9	53.9	16.7	16.7	16.7	16.7
55.0	55.0	16.7	16.7	16.7	16.7
56.1	56.1	16.7	16.7	16.7	16.7
57.2	57.2	16.7	16.7	16.7	16.7
58.3	58.3	16.7	16.7	16.7	16.7
59.4	59.4	16.7	16.7	16.7	16.7
60.5	60.5	16.7	16.7	16.7	16.7
61.6	61.6	16.7	16.7	16.7	16.7
62.7	62.7	16.7	16.7	16.7	16.7
63.8	63.8	16.7	16.7	16.7	16.7
64.9	64.9	16.7	16.7	16.7	16.7
66.0	66.0	16.7	16.7	16.7	16.7
67.1	67.1	16.7	16.7	16.7	16.7
68.2	68.2	16.7	16.7	16.7	16.7
69.3	69.3	16.7	16.7	16.7	16.7
70.4	70.4	16.7	16.7	16.7	16.7
71.5	71.5	16.7	16.7	16.7	16.7
72.6	72.6	16.7	16.7	16.7	16.7
73.7	73.7	16.7	16.7	16.7	16.7
74.8	74.8	16.7	16.7	16.7	16.7
75.9	75.9	16.7	16.7	16.7	16.7
77.0	77.0	16.7	16.7	16.7	16.7
78.1	78.1	16.7	16.7	16.7	16.7
79.2	79.2	16.7	16.7	16.7	16.7
80.3	80.3	16.7	16.7	16.7	16.7
81.4	81.4	16.7	16.7	16.7	16.7
82.5	82.5	16.7	16.7	16.7	16.7
83.6	83.6	16.7	16.7	16.7	16.7
84.7	84.7	16.7	16.7	16.7	16.7
85.8	85.8	16.7	16.7	16.7	16.7
86.9	86.9	16.7	16.7	16.7	16.7
88.0	88.0	16.7	16.7	16.7	16.7
89.1	89.1	16.7	16.7	16.7	16.7
90.2	90.2	16.7	16.7	16.7	16.7
91.3	91.3	16.7	16.7	16.7	16.7
92.4	92.4	16.7	16.7	16.7	16.7
93.5	93.5	16.7	16.7	16.7	16.7
94.6	94.6	16.7	16.7	16.7	16.7
95.7	95.7	16.7	16.7	16.7	16.7
96.8	96.8	16.7	16.7	16.7	16.7
97.9	97.9	16.7	16.7	16.7	16.7
99.0	99.0	16.7	16.7	16.7	16.7
100.1	100.1	16.7	16.7	16.7	16.7
101.2	101.2	16.7	16.7	16.7	16.7
102.3	102.3	16.7	16.7	16.7	16.7
103.4	103.4	16.7	16.7	16.7	16.7
104.5	104.5	16.7	16.7	16.7	16.7
105.6	105.6	16.7	16.7	16.7	16.7
106.7	106.7	16.7	16.7	16.7	16.7
107.8	107.8	16.7	16.7	16.7	16.7
108.9	108.9	16.7	16.7	16.7	16.7
110.0	110.0	16.7	16.7	16.7	16.7
111.1	111.1	16.7	16.7	16.7	16.7
112.2	112.2	16.7	16.7	16.7	16.7
113.3	113.3	16.7	16.7	16.7	16.7
114.4	114.4	16.7	16.7	16.7	16.7
115.5	115.5	16.7	16.7	16.7	16.7
116.6	116.6	16.7	16.7	16.7	16.7
117.7	117.7	16.7	16.7	16.7	16.7
118.8	118.8	16.7	16.7	16.7	16.7
119.9	119.9	16.7	16.7	16.7	16.7
121.0	121.0	16.7	16.7	16.7	16.7
122.1	122.1	16.7	16.7	16.7	16.7
123.2	123.2	16.7	16.7	16.7	16.7
124.3	124.3	16.7	16.7	16.7	16.7
125.4	125.4	16.7	16.7	16.7	16.7
126.5	126.5	16.7	16.7	16.7	16.7
127.6	127.6	16.7	16.7	16.7	16.7
128.7	128.7	16.7	16.7	16.7	16.7
129.8	129.8	16.7	16.7	16.7	16.7
130.9	130.9	16.7	16.7	16.7	16.7
132.0	132.0	16.7	16.7	16.7	16.7
133.1	133.1	16.7	16.7	16.7	16.7
134.2	134.2	16.7	16.7	16.7	16.7
135.3	135.3	16.7	16.7	16.7	16.7
136.4	136.4	16.7	16.7	16.7	16.7
137.5	137.5	16.7	16.7	16.7	16.7
138.6	138.6	16.7	16.7	16.7	16.7
139.7	139.7	16.7	16.7	16.7	16.7
140.8	140.8	16.7	16.7	16.7	16.7
141.9	141.9	16.7	16.7	16.7	16.7
143.0	143.0	16.7	16.7	16.7	16.7
144.1	144.1	16.7	16.7	16.7	16.7
145.2	145.2	16.7	16.7	16.7	16.7
146.3	146.3	16.7	16.7	16.7	16.7
147.4	147.4	16.7	16.7	16.7	16.7
148.5	148.5	16.7	16.7	16.7	16.7
149.6	149.6	16.7	16.7	16.7	16.7
150.7	150.7	16.7	16.7	16.7	16.7
151.8	151.8	16.7	16.7	16.7	16.7
152.9	152.9	16.7	16.7	16.7	16.7
154.0	154.0	16.7	16.7	16.7	16.7
155.1	155.1	16.7	16.7	16.7	16.7
156.2	156.2	16.7	16.7	16.7	16.7
157.3	157.3	16.7	16.7	16.7	16.7
158.4	158.4	16.7	16.7	16.7	16.7
159.5	159.5	16.7	16.7	16.7	16.7
160.6	160.6	16.7	16.7	16.7	16.7
161.7	161.7	16.7	16.7	16.7	16.7
162.8	162.8	16.7	16.7	16.7	16.7
163.9	163.9	16.7	16.7	16.7	16.7
165.0	165.0	16.7	16.7	16.7	16.7
166.1	166.1	16.7	16.7	16.7	16.7
167.2	167.2	16.7	16.7	16.7	16.7
168.3	168.3	16.7	16.7	16.7	16.7
169.4	169.4	16.7	16.7	16.7	16.7
170.5	170.5	16.7	16.7	16.7	16.7
171.6	171.6	16.7	16.7	16.7	16.7
172.7	172.7	16.7	16.7	16.7	16.7
173.8	173.8	16.7	16.7	16.7	16.7
174.9	174.9	16.7	16.7	16.7	16.7
176.0	176.0	16.7	16.7	16.7	16.7
177.1	177.1	16.7	16.7	16.7	16.7
178.2	178.2	16.7	16.7	16.7	16.7
179.3	179.3	16.7	16.7	16.7	16.7
180.4	180.4	16.7	16.7	16.7	16.7
181.5	181.5	16.7	16.7	16.7	16.7
182.6	182.6	16.7	16.7	16.7	16.7
183.7	183.7	16.7	16.7	16.7	16.7
184.8	184.8	16.7	16.7	16.7	16.7
185.9	185.9	16.7	16.7	16.7	16.7
187.0	187.0	16.7	16.7	16.7	16.7
188.1	188.1	16.7	16.7	16.7	16.7
189.2	189.2	16.7	16.7	16.7	16.7
190.3	190.3	16.7	16.7	16.7	16.7
191.4	191.4	16.7	16.7	16.7	16.7
192.5	192.5	16.7	16.7	16.7	16.7
193.6	193.6	16.7	16.7	16.7	16.7
194.7	194.7	16.7	16.7	16.7	16.7
195.8	195.8	16.7	16.7	16.7	16.7
196.9	196.9	16.7	16.7	16.7	16.7
198.0	198.0	16.7	16.7	16.7	16.7
199.1	199.1	16.7	16.7	16.7	16.7
200.2	200.2	16.7	16.7	16.7	16.7
201.3	201.3	16.7	16.7	16.7	16.7
202.4	202.4	16.7	16.7	16.7	16.7
203.5	203.5	16.7	16.7	16.7	16.7
204.6	204.6	16.7	16.7	16.7	16.7
205.7	205.7	16.7	16.7	16.7	16.7
206.8	206.8	16.7	16.7	16.7	16.7
207.9	207.9	16.7	16.7	16.7	16.7
209.0	209.0	16.7	16.7	16.7	16.7
210.1	210.1	16.7	16.7	16.7	16.7
211.2	211.2	16.7	16.7	16.7	16.7
212.3	212.3	16.7	16.7	16.7	16.7
213.4	213.4	16.7	16.7	16.7	16.7
214.5	214.5	16.7	16.7	16.7	16.7
215.6	215.6	16.7	16.7	16.7	16.7
216.7	216.7	16.7	16.7	16.7	16.7
217.8	217.8	16.7	16.7	16.7	16.7
218.9	218.9	16.7	16.7	16.7	16.7
220.0	220.0	16.7	16.7	16.7	16.7
221.1	221.1	16.7	16.7	16.7	16.7</