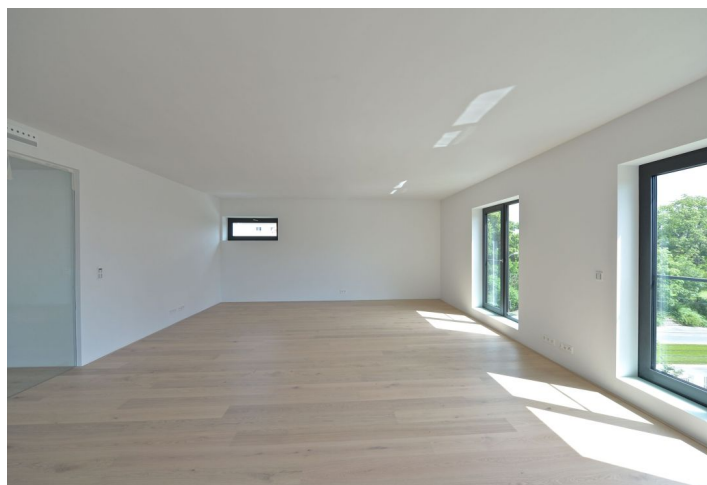
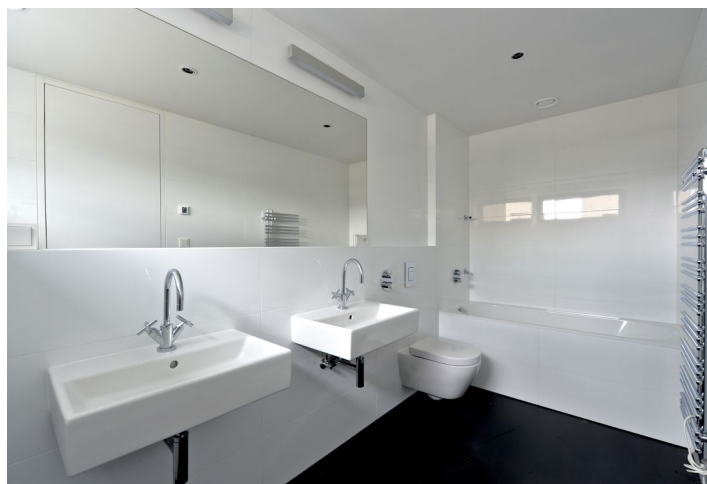
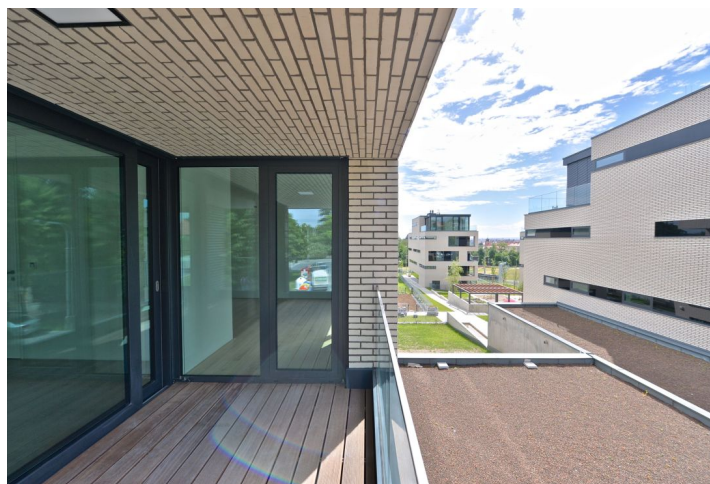




Apartment Three-bedroom (4+kk)

Rented

176 m², Prague 6, Střešovice, U Laboratoře





Apartment Three-bedroom (4+kk)

Rented

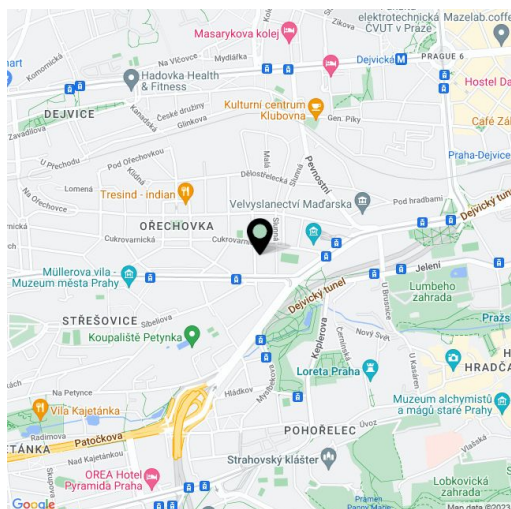
176 m², Prague 6, Střešovice, U Laboratoře

Total area	192 m²
Floor area*	176 m²
Terrace	16 m²
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	22889
Available from	Immediately

Brand new top quality second floor 3-bedroom 2-bathroom flat with two terraces, situated in the exclusive Royal Triangle project designed by the renowned Schindler Seko architectural studio. Offering unique views of the Petřín Hill, the Prague Castle and an adjacent green park, the project is located in the prestigious Střešovice residential area, on the edge of the attractive Řechovka neighborhood, just a short walk from the 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 Dejvická and Hradčanská metro. 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 and dining area, three bedrooms, two bathrooms, walk-in closet, utility room, guest toilet, and entry hall.

High quality materials, oak floors, tropical wood on the terrace, floor heating, built-in wardrobes, capillary cooling system in ceilings and ventilation with heat recovery, aluminum windows with triple glazing, alarm, intelligent home control (touch and remote system using iOS or Android) that includes e.g. a central lighting control system, outdoor blinds or thermostat. Cellar, lift, camera system. Two parking spaces in the underground garage at CZK 3000/space/month. Common building charges and deposit for utilities CZK 80/m²/month. Electricity is billed separately. Interior: 176 m². Terraces: 16 m².



* 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)

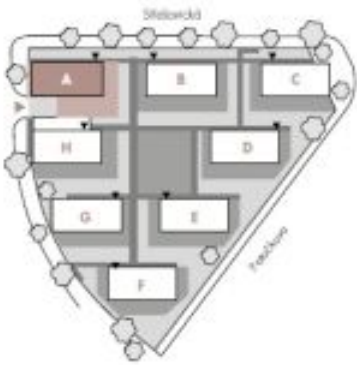
Rented

176 m², Prague 6, Střešovice, U Laboratoře



A.3.1

BUILDING A | 3RD FLOOR | 4+KK | 168 m²



01	VSTUPNÍ HALLA ENTRANCE HALL	13,19 m²
02	OBÝVACÍ POKOJ + K LIVING ROOM	73,29 m²
03	CHODBA HALLWAY	7,93 m²
04	POKOJ ROOM	11,95 m²
05	POKOJ ROOM	14,54 m²
06	LOŽNICE BEDROOM	18,14 m²
07	SÁLNA CLOSET	5,99 m²
08	KOUPELNA BATHROOM	6,93 m²
09	KOUPELNA BATHROOM	10,03 m²
10	TECH. MÍSTNOST TECHNICAL ROOM	2,78 m²
11	WC	3,04 m²
OBYTNÁ PROSTRA LIVING SPACE		167,81 m²
22	LOŽNICE LOGGIA	8,29 m²
23	LOŽNICE LOGGIA	8,04 m²
S105	SKLAD STORAGE	15,43 m²
CELKEM TOTAL		199,57 m²

