



Apartment Three-bedroom (4+kk)

Rented

175 m², Prague 6, Střešovice, U Laboratoře





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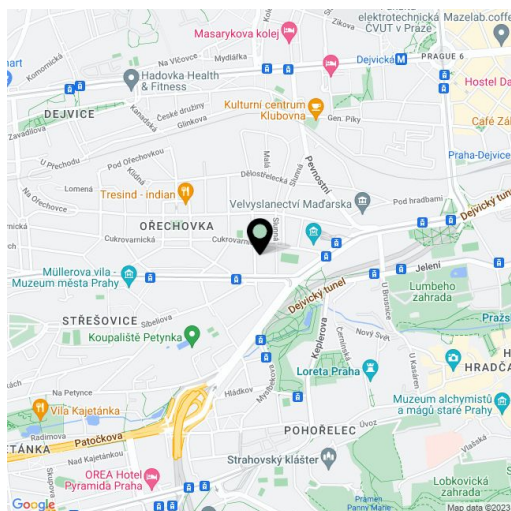
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Total area	191 m²
Floor area*	175 m²
Terrace	16 m²
Parking	On-site garage parking
Garage	Yes
Cellar	Yes
Service price	Common building charges and deposit for utilities CZK 30,000/month. Electricity is billed separately
PENB	B
Reference number	22893
Available from	Immediately

Top-quality apartment 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 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.

The interior features a comfortable living room with a fully fitted open plan kitchen and dining area, three bedrooms, two bathrooms, a walk-in closet, a utility room, a guest toilet, and an entry hall.

High-quality materials, oak floors, tropical wood on the terrace, underfloor heating, built-in wardrobes, capillary cooling system in ceilings and ventilation with heat recovery, aluminum windows with triple glazing, alarm. Cellar, elevator, camera system. Two garage **parking spaces** 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.



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G.3.1

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



01	VSTUPNÍ HALA ENTRANCE HALL	13,32 m ²
02	OBYTNÍ POKOJ + K LIVING ROOM	73,29 m ²
03	CHODBA HALLWAY	7,93 m ²
04	POKOJ ROOM	11,95 m ²
05	POKOJ ROOM	14,5 m ²
06	KUCHYŇKA KITCHEN	18,35 m ²
07	SÁDKA CLOSET	5,99 m ²
08	KOUPELNA BATHROOM	6,93 m ²
09	KOUPELNA BATHROOM	9,7 m ²
10	TECH. MÍSTNOST TECHNICAL ROOM	3,01 m ²
11	WC	3,03 m ²
OBYTNÍ PROSTRAH LIVING SPACE		168,00 m ²
22	LOGGIA LOGGIA	8,04 m ²
23	LOGGIA LOGGIA	8,29 m ²
51.44	SKLAD CELLAR	5,65 m ²
CELKEM TOTAL		192,12 m ²

