



Apartment One-bedroom (2+kk)

Rented

70 m², Prague 6, Střešovice, U Laboratoře





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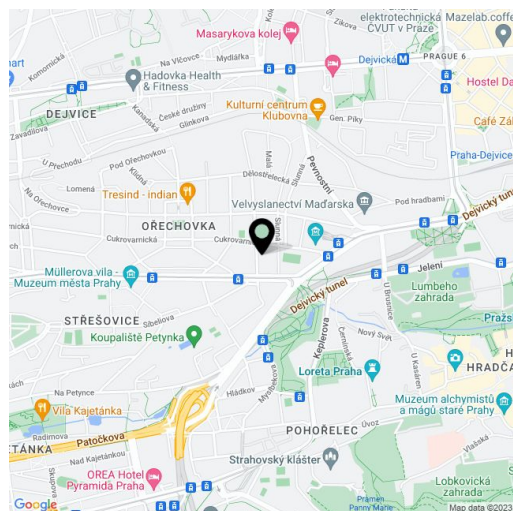
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Total area	78 m²
Floor area*	70 m²
Loggia	8 m²
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
Service price	Common building charges and deposit for utilities CZK 13,000/month. Electricity is billed separately.
PENB	B
Reference number	22900
Available from	01.07.2027

This premium apartment offering wonderful views is situated in the exclusive Royal Triangle project designed by the renowned Schindler Seko architectural studio. This 1st floor apartment boasts a terrace and unique views of Petřín Hill, Prague Castle, and an adjacent green park. 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. Building amenities include a reception, a common courtyard garden, and underground parking.

The interior features a comfortable living room with a fully fitted open plan kitchen, one bedroom, a bathroom, a guest toilet, and an entry hall.

High-quality materials, oak floors, tropical wood on the terrace, smart home control **Loxone**, 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. One parking space included in the rent. Available from July or earlier based on agreement.



* 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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