



Apartment Two-bedroom (3+kk)

Rented

85 m², Prague 6, Střešovice, U Laboratoře





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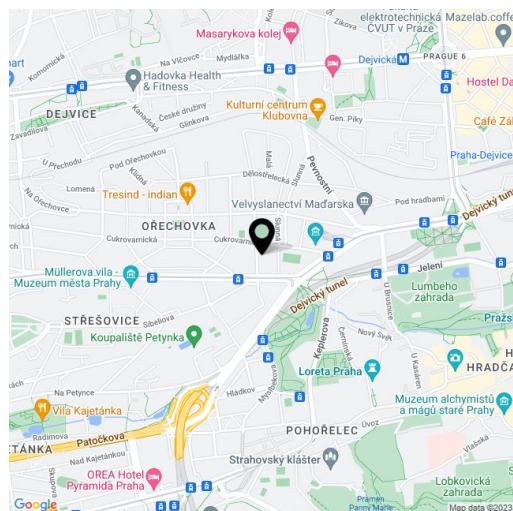
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Total area	93 m²
Floor area*	85 m²
Terrace	8 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Common building charges and deposit for utilities CZK 16,000/month. Electricity is billed separately.
PENB	B
Reference number	22910
Available from	Immediately

Top quality unfurnished first floor 2-bedroom flat with a terrace and wonderful views 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 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, two bedrooms, bathroom, guest toilet and entry hall. The terrace is accessed from the living room and one bedroom.

High quality materials, oak floors, tropical wood on the terrace, smart home control **Loxone**, floor heating, built-in wardrobes, capillary cooling system in ceilings and ventilation with heat recovery, aluminum windows with triple glazing, washer, dryer, Miele kitchen appliances, video entry phone, alarm, cellar, lift, camera system. One parking space in the underground garage 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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