



Apartment Three-bedroom (4+kk)

Rented

102 m², Prague 6, Střešovice, U Laboratoře





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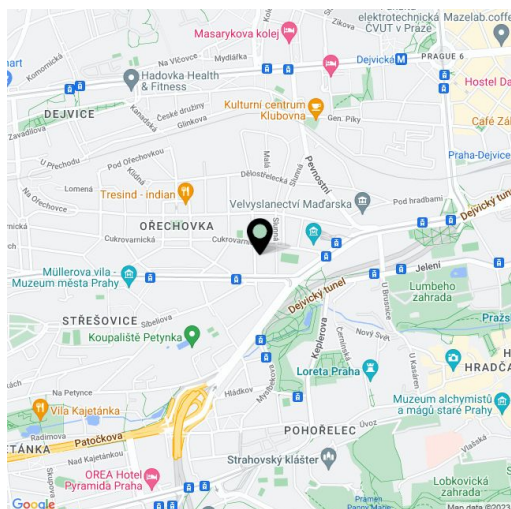
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Total area	110 m²
Floor area*	102 m²
Terrace	8 m²
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	22922
Available from	Immediately

Brand new top quality first floor 3-bedroom flat with a terrace and wonderful views, 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 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, bathroom, guest toilet and entry hall.

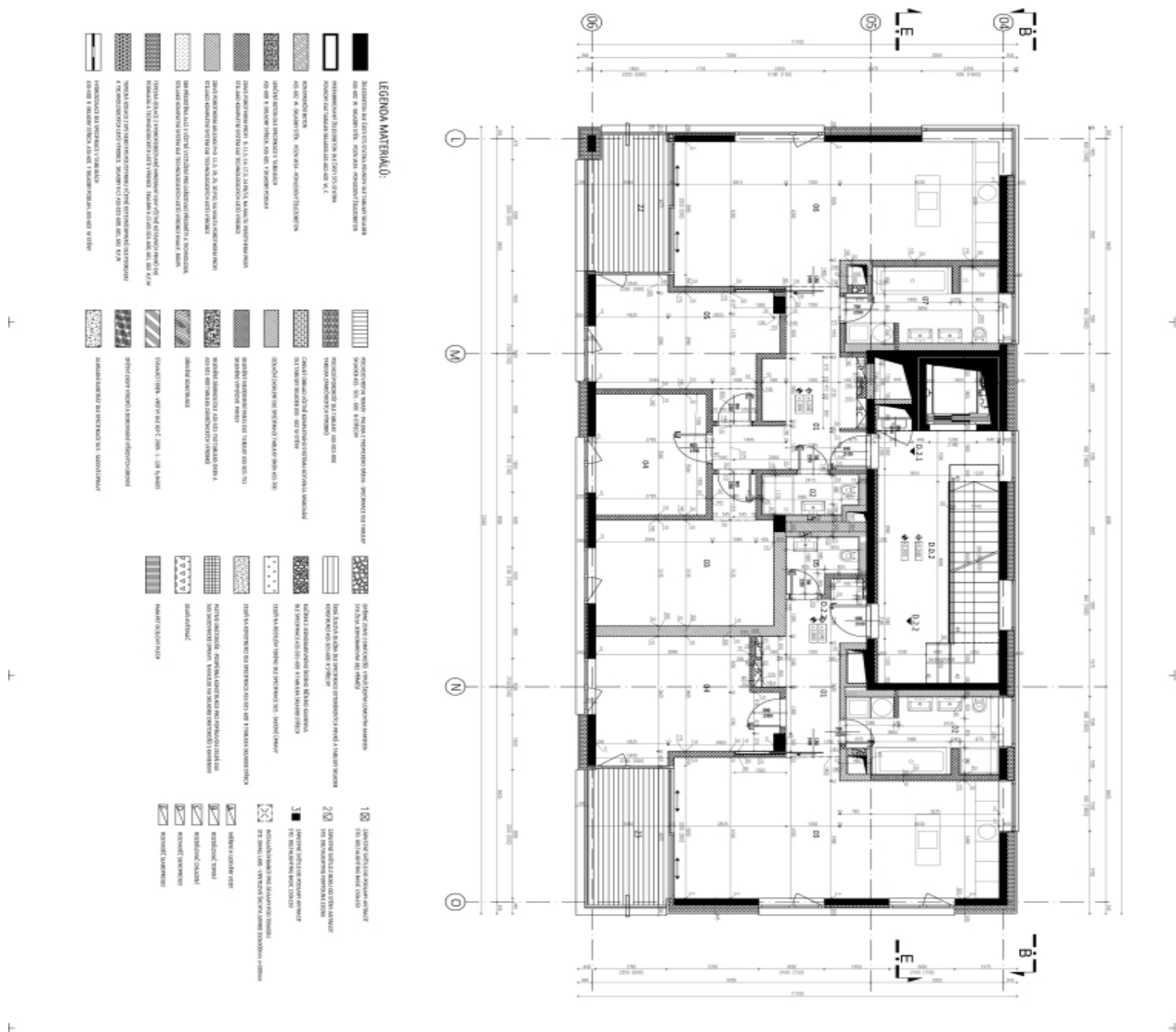
High quality materials, oak floors, tropical wood on the terrace, smart home control **Loxone**, floor heating, built-in wardrobes, capillary cooling system in ceilings and ventilation with heat recovery, aluminum windows with triple glazing, alarm. Cellar, lift, camera system. Two parking spaces in the underground garage at CZK 3000/space/month. Common building charges and deposit for utilities CZK 80/m²/month. Electricity is billed separately. Interior: 97 m². Terrace: 8 m². Photos are taken from a similar apartment.



* 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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Relatively smaller (about 500,000,000, 100,000,000, 10,000,000, 1,000,000) in comparison with the