



Apartment Four-bedroom (5+kk)

Rented

266 m², Prague 6, Střešovice, U Laboratoře





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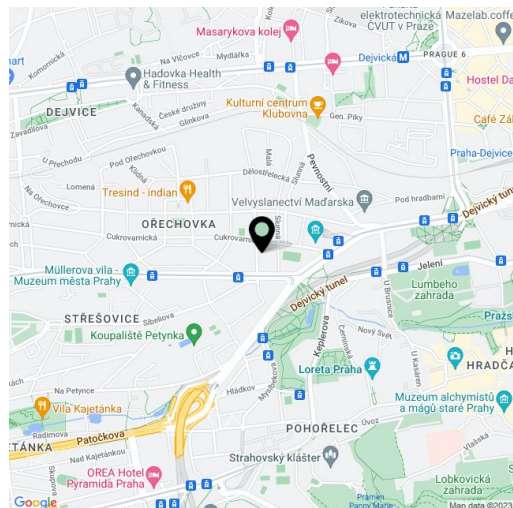
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Total area	335 m²
Floor area*	266 m²
Terrace	69 m²
Garden	114 m²
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	22924
Available from	Immediately

Brand new top quality flat offering wonderful views, situated in the exclusive Royal Triangle project designed by the renowned Schindler Seko architectural studio. This ground floor 4-bedroom 3-bathroom flat boasts a spacious terrace, garden and unique views of the Petřín Hill, the 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 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, four bedrooms, three bathrooms, walk-in closet, utility room, guest toilet, and entry hall. The terrace and garden are accessible from all main rooms.

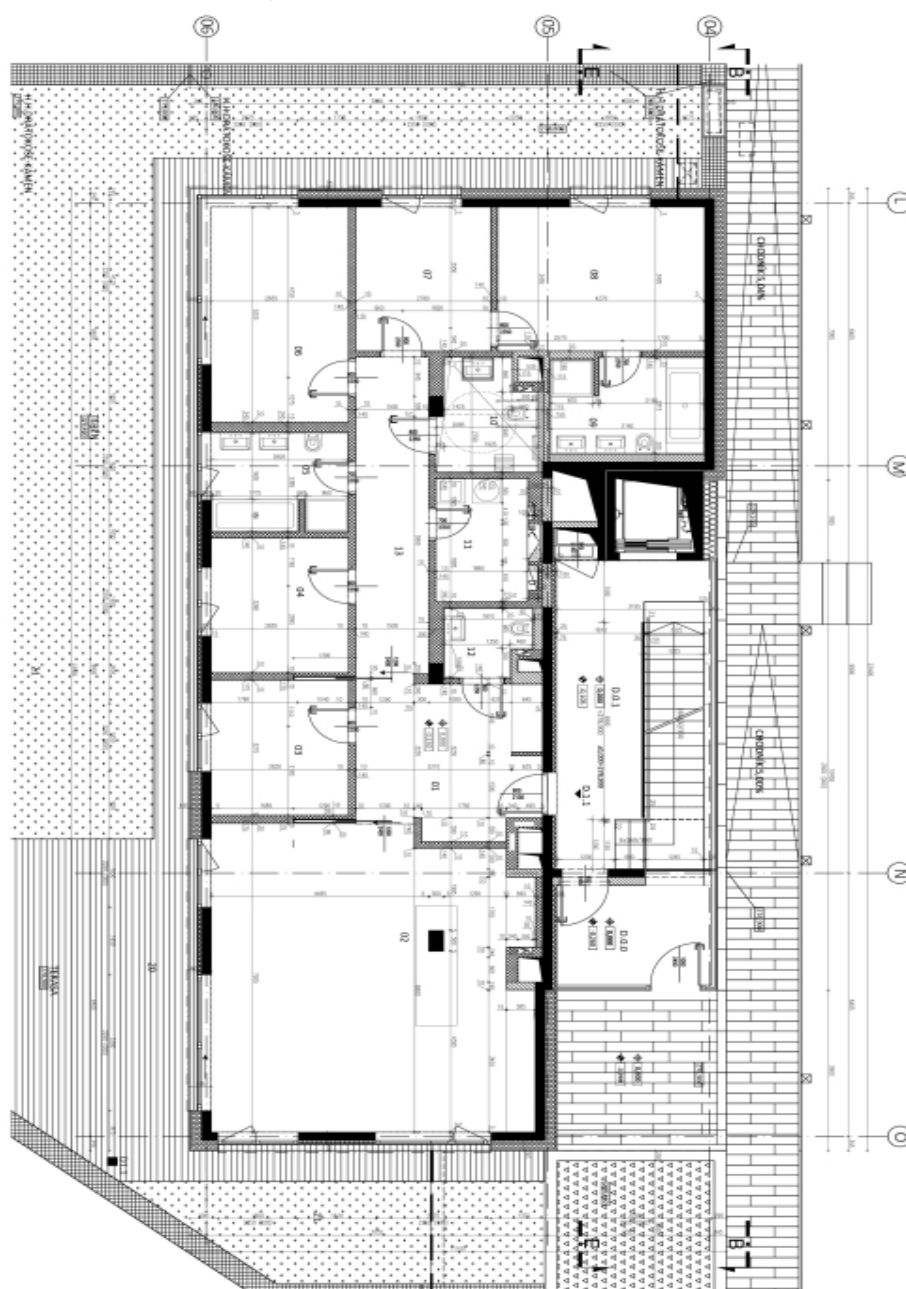
High quality materials, oak floors, tropical wood on the terrace, smart home control **Loxone**, floor heating, built-in wardrobes, capillary cooling system in ceilings and ventilation with heat recovery, aluminum windows with triple glazing, alarm. Cellar, lift, camera system. Two parking spaces in the underground garage at CZK 3000/space/month. Common building charges and deposit for utilities CZK 80/m²/month. Electricity is billed separately. Interior: 165 m². Terrace: 69 m². Garden: 114 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.

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Porterby uniaxiata, *Strophodontia*, *Strophodontia*, *Enthyma*, *Chamaelea* depend on other