



## Apartment Two-bedroom (3+kk)

Rented

108 m<sup>2</sup>, Prague 6, Střešovice, U Laboratoře

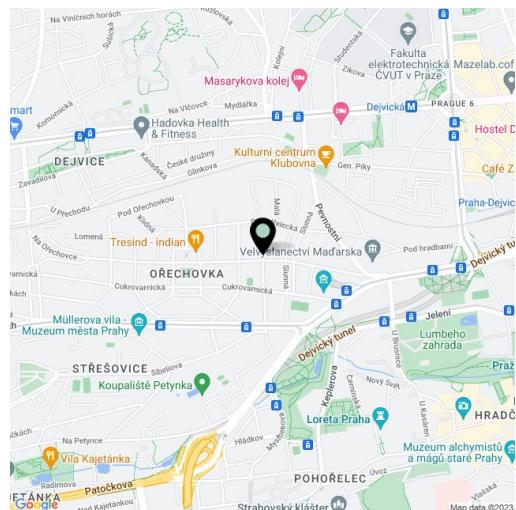




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Total area	108 m <sup>2</sup>
Garden	240 m <sup>2</sup>
Parking	Two on-site garage parking spaces included.
Garage	Yes
Cellar	Yes
Service price	Deposit for services and utilities including garden maintenance CZK 28,000/month.
PENB	B
Reference number	34337
Available from	Immediately



\* 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.

**This high-quality, fully furnished ground floor 2-bathroom apartment with a 240 m<sup>2</sup> garden is situated in the exclusive Royal Triangle project designed by the renowned Schindler Seko architectural studio. Offering unique views of Petřín Hill, 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. 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, a dining area, and a large pantry, two separate bedrooms, two bathrooms (bathtub/walk-in shower, toilet), a fitted **walk-in closet**, and an entrance hall. The **terrace/garden** is accessible from all main rooms.

High-quality materials, **hardwood floors**, tropical wood on the terrace, security entry door, underfloor heating, exterior blinds, capillary cooling system in ceilings and ventilation with heat recovery, aluminum windows with triple glazing, washer, dryer, dishwasher, induction cooktop, microwave oven, kitchenware, TV, alarm, video entry phone, **cellar**, elevator, camera system, chip entry to the building. **Two parking spaces in the underground garage are included.**