



## Apartment Three-bedroom (4+kk)

Rented

176 m<sup>2</sup>, Praha 6, Střešovice, U Laboratoře





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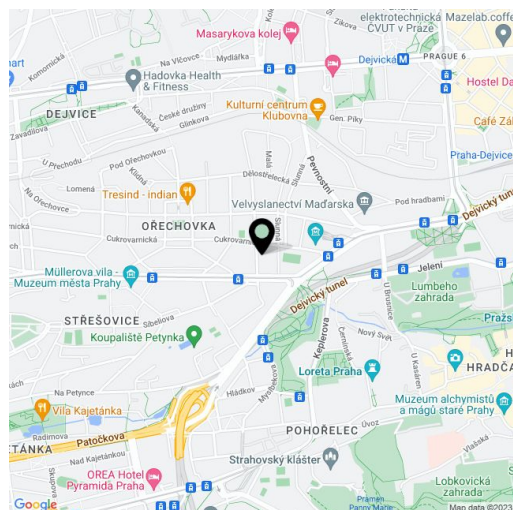
**Rented**176 m<sup>2</sup>, Praha 6, Střešovice, U Laboratoře

Total area	193 m <sup>2</sup>
Floor area*	176 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Garden	11 m <sup>2</sup>
Parking	Two garage parking spaces included in the rent.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	22892
Available from	Immediately

Top quality first floor 3-bedroom 2-bathroom flat with two terraces and a small garden, 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, two bathrooms, walk-in closet, utility room, guest toilet, and entry hall.

High quality materials, oak floors, tropical wood on the terrace, floor heating, built-in wardrobes, capillary cooling system in ceilings and ventilation with heat recovery, aluminum windows with triple glazing, Miele kitchen appliances, alarm. Cellar, lift, camera system. Two parking spaces in the underground garage included in the rent. Common building charges and deposit for utilities CZK 100/m<sup>2</sup>/month. Electricity is billed separately.



\* 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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## G.2.1

BUILDING G | 2<sup>ND</sup> FLOOR | 4+KK | 168 m<sup>2</sup>



01	VSTUPNÍ HALA   ENTRANCE HALL	13,32 m <sup>2</sup>
02	OBÝVACÍ POKEJ + KX   LIVING ROOM	73,29 m <sup>2</sup>
03	CHODBA   HALLWAY	7,93 m <sup>2</sup>
04	POKEJ   ROOM	11,95 m <sup>2</sup>
05	POKEJ   ROOM	14,54 m <sup>2</sup>
06	LOŽNICE   BEDROOM	18,13 m <sup>2</sup>
07	ŠATNA   CLOSET	5,99 m <sup>2</sup>
08	KOUPELNA   BATHROOM	6,93 m <sup>2</sup>
09	KOUPELNA   BATHROOM	9,7 m <sup>2</sup>
10	TECH. MÍSTNOST   TECHNICAL ROOM	3,01 m <sup>2</sup>
11	WC	3,03 m <sup>2</sup>
<b>OSTATNÍ PLOCHA   OTHER SPACE</b>		<b>167,82 m<sup>2</sup></b>
20	TERASA   TERRACE	9,33 m <sup>2</sup>
21	ZAHŘADKA   GARDEN	10,55 m <sup>2</sup>
22	LOŽE   LOGGIA	8,29 m <sup>2</sup>
23	LOŽE   LOGGIA	8,04 m <sup>2</sup>
5147	SKUP   CELLAR	5,99 m <sup>2</sup>
<b>CELKEM   TOTAL</b>		<b>210,02 m<sup>2</sup></b>

