



Apartment Three-bedroom (4+kk)

Rented

97 m², Praha 6, Střešovice, U Laboratoře





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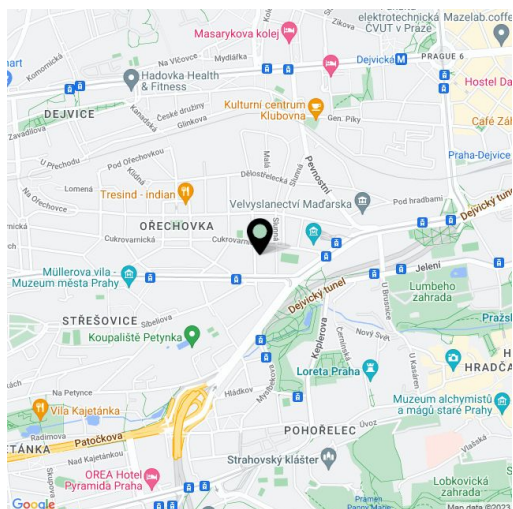
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Total area	105 m ²
Floor area*	97 m ²
Loggia	8 m ²
Parking	On-site garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	22902
Available from	Immediately

Top quality first floor furnished 3-bedroom 2-bathroom 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 a dining area, three bedrooms, two bathrooms, and an entrance hall.

High quality materials, **oak floors**, tropical wood on the **terrace**, underfloor heating, built-in wardrobes, capillary cooling system in ceilings and ventilation with heat recovery, aluminum windows with triple glazing, Miele kitchen appliances, video entry phone, alarm, lift, camera system. **One parking space in the underground garage** included in the rent, possible to rent second space at CZK 3000/month. Service charges and deposit for utilities CZK 100/m²/month. Electricity is billed separately. Available during March 2020.



* 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.

