



Apartment One-bedroom (2+kk)

Ask for price

69.2 m², Prague 6, Střešovice, U Laboratoře





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Total area	89 m²
Floor area*	69 m²
Terrace	19 m²
Garden	144 m²
Parking	1 parking place under the building
Garage	Yes
Cellar	Yes
PENB	B
Reference number	18927

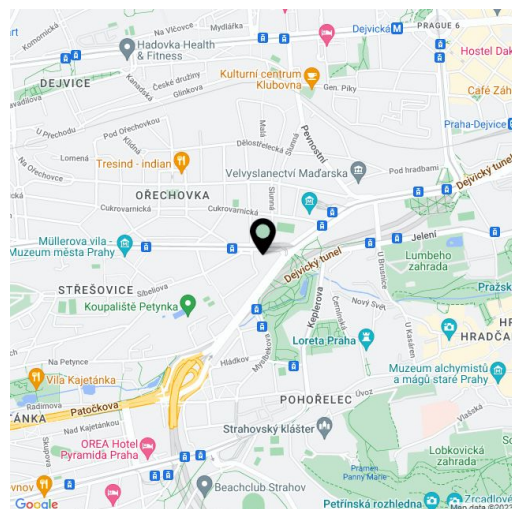
Top-quality equipped one-bedroom apartment boasting a spacious private garden, 1 underground garage parking space and a cellar, situated on the ground floor of a modern villa-house embodied into the unique Royal Triangle project. Presented by the renowned Schindler Seko architectural studio, these eight associated residential buildings form a cleverly-designed, carefully secured area with parking, reception and common garden.

The apartment offers an entry hall, living room with preparation for kitchen, a bedroom, bathroom with bathtub and toilet, a guest WC, and a storage room, meanwhile both rooms and the bathroom have access to the exterior, consisting of a garden with terrace.

Residence Royal Triangle meets the highest standards of original modern housing that offers apartments **from one-bedroom to three-bedroom layouts**. Naturally, the **highest quality materials** are used, from three-layer massive varnished floors in living rooms to the tropical wood on the balconies and terraces to large format tiles in bathrooms. All apartments have a capillary cooling system in ceilings and ventilation with heat recovery, as well as **intelligent home control** (touch and remote system using iOS or Android), that includes, for example, a central lighting control system and thermostat. Standard features also include underfloor heating, designer bathroom radiators, doors with internal hinges and **aluminum windows with triple glazing**. One to two **parking spaces** in the underground garage and a **cellar** are included in the price of each apartment.

Located in a popular residential area with excellent public transport connections to the city center and full amenities, including nurseries, schools (also international) and medical facilities. You will love this locality - with the nearby Prague Castle, Jelení Příkop, and lush parks - there is an abundance of atmosphere.

Interior 69.2 m², terrace 19.3 m², garden 144 m² + 1 parking space and a cellar 5.96 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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01	VSTUPNÍ HALA ENTRANCE HALL	11,70 m²
02	KOMORA STORAGE	1,35 m²
03	OBÝVACÍ POKOJ + KK LIVING ROOM	32,42 m²
04	LOŽNICE BEDROOM	12,62 m²
05	KOUPELNA BATHROOM	8,04 m²
06	WC	3,07 m²
OBYTNÁ PLOCHA LIVING SPACE		69,20 m²
22	TERASA TERRACE	19,30 m²
23	ZAHRADA GARDEN	144,03 m²
5109	SKLEP CELLAR	5,96 m²
CELKEM TOTAL		238,49 m²