



## Apartment One-bedroom (2+kk)

Ask for price

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





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|                  |                                    |
|------------------|------------------------------------|
| Total area       | 89 m <sup>2</sup>                  |
| Floor area*      | 69 m <sup>2</sup>                  |
| Terrace          | 19 m <sup>2</sup>                  |
| Garden           | 144 m <sup>2</sup>                 |
| Parking          | 1 parking place under the building |
| Garage           | Yes                                |
| Cellar           | Yes                                |
| PENB             | B                                  |
| Reference number | 18927                              |

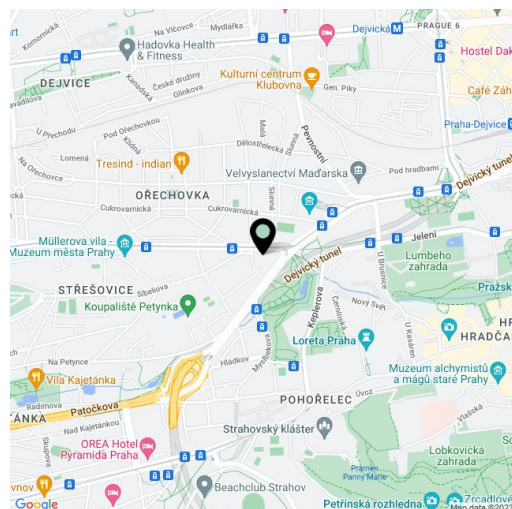
Top-quality equipped one-bedroom apartment boasting a spacious private garden, 1 underground garage parking space and a cellar, situated on the ground floor of a modern villa-house embodied into the unique Royal Triangle project. Presented by the renowned Schindler Seko architectural studio, these eight 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 m<sup>2</sup>, terrace 19.3 m<sup>2</sup>, garden 144 m<sup>2</sup> + 1 parking space and a cellar 5.96 m<sup>2</sup>.



\* 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 m <sup>2</sup>        |
| 02                           | KOMORA   STORAGE                 | 1,35 m <sup>2</sup>         |
| 03                           | OBYVACÍ POKOJ + KK   LIVING ROOM | 32,42 m <sup>2</sup>        |
| 04                           | LOŽNICE   BEDROOM                | 12,62 m <sup>2</sup>        |
| 05                           | KOUPELNA   BATHROOM              | 8,04 m <sup>2</sup>         |
| 06                           | WC                               | 3,07 m <sup>2</sup>         |
| OBYTNÁ PLOCHA   LIVING SPACE |                                  | 69,20 m <sup>2</sup>        |
| 22                           | TERASA   TERRACE                 | 19,30 m <sup>2</sup>        |
| 23                           | ZAHRADA   GARDEN                 | 144,03 m <sup>2</sup>       |
| 5109                         | SKLEP   CELLAR                   | 5,96 m <sup>2</sup>         |
| <b>CELKEM   TOTAL</b>        |                                  | <b>238,49 m<sup>2</sup></b> |