



Apartment One-bedroom (2+kk)

Ask for price

58 m², Prague 6, Střešovice, U Laboratoře





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| | |
|------------------|------------------------------------|
| Total area | 73 m ² |
| Floor area* | 58 m ² |
| Terrace | 15 m ² |
| Garden | 22 m ² |
| Parking | 1 parking place under the building |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 18928 |

Top-quality equipped one-bedroom apartment boasting a 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.

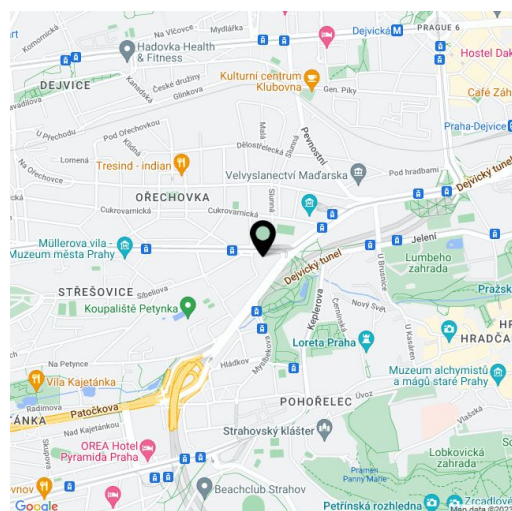
The apartment offers an entry hall, living room with preparation for kitchen, a bedroom, bathroom with bathtub, and a guest toilet, meanwhile both rooms have access to the exterior comprising of a garden with terrace.

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 or 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.

Building approval scheduled for Q-4 2015.

Interior 58.84 m², terrace 15.02 m², garden 22.03 m² + 1 parking space and a cellar 9.03 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 | 10,47 m ² |
| 02 | TECH. MÍSTNOST TECHNICAL ROOM | 1,26 m ² |
| 03 | WC | 2,00 m ² |
| 04 | LOŽNICE BEDROOM | 12,69 m ² |
| 05 | OBÝVACÍ POKOJ + KK LIVING ROOM | 27,78 m ² |
| 06 | KOUPELNA BATHROOM | 4,64 m ² |
| OBYTNÁ PLOCHA LIVING SPACE | | 58,84 m ² |
| 20 | TERASA TERRACE | 15,02 m ² |
| 21 | ZAHRADA GARDEN | 22,03 m ² |
| S148 | SKLEP CELLAR | 9,03 m ² |
| CELKEM TOTAL | | 104,92 m² |