



Apartment One-bedroom (2+kk)

Ask for price

60 m², Prague 6, Střešovice, U Laboratoře





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Total area	83 m ²
Floor area*	60 m ²
Terrace	23 m ²
Garden	84 m ²
Parking	1 parking place under the building
Garage	Yes
Cellar	Yes
PENB	B
Reference number	18929

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.

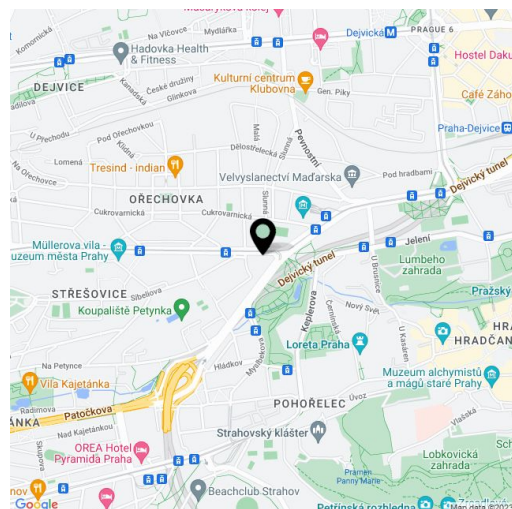
The apartment offers an entry hall, living room with preparation for kitchen, a bedroom, bathroom with bathtub, and a guest toilet, meanwhile both rooms have access to the exterior comprising of garden with terrace.

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 59.27 m², terrace 23.49 m², garden 83.67 m² + 1 parking space and a cellar 12.67 m².



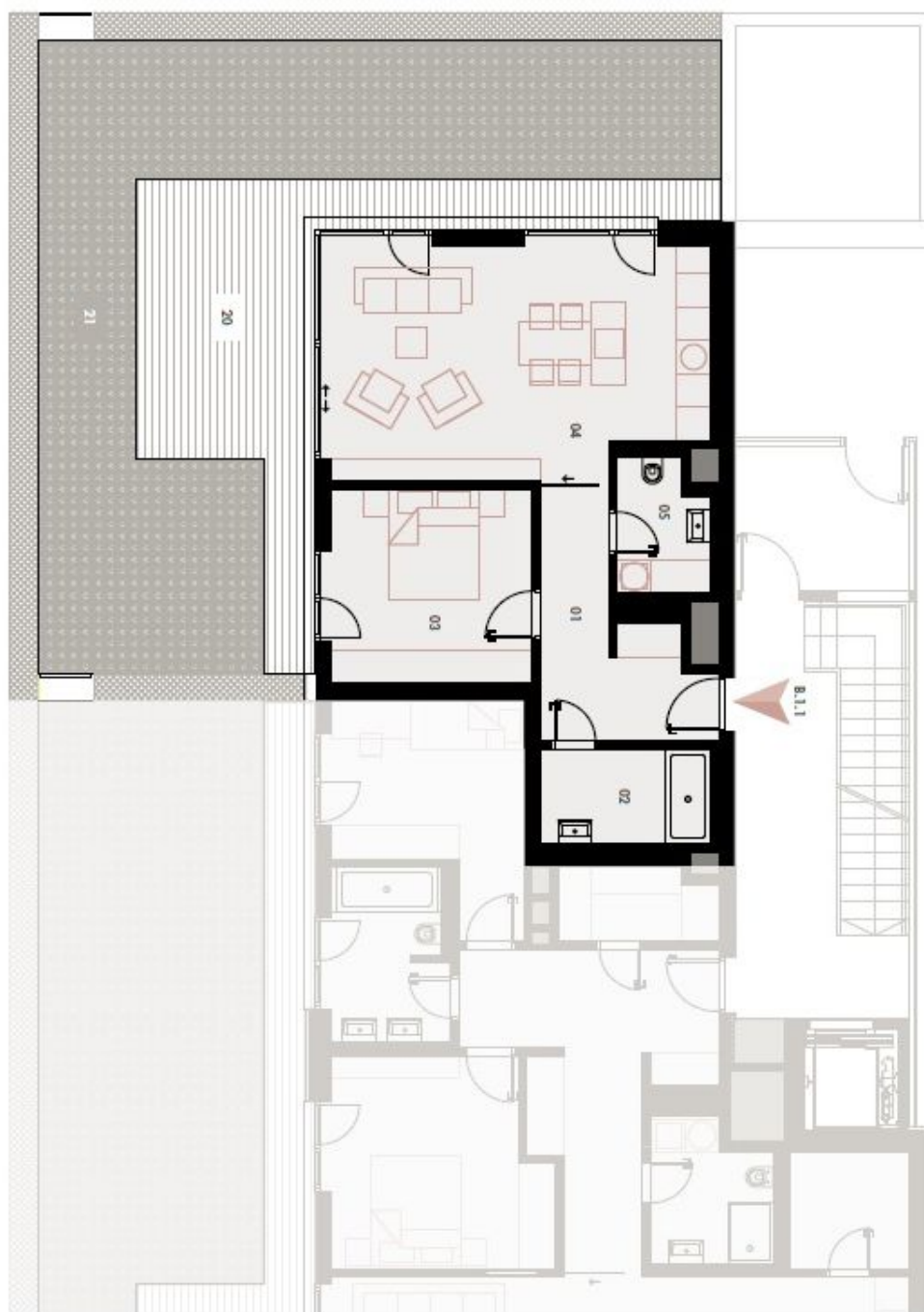
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BUILDING B | 1ST FLOOR | 2+KK | 59 M²

B.1.1



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01	VSTUPNÍ HALA ENTRANCE HALL	9,02 m ²
02	KOUPELNA BATHROOM	5,1 m ²
03	KOCHANCE BEDROOM	12,77 m ²
04	OBYVACÍ POKOJ + KCH LIVING ROOM	28,69 m ²
05	WC	3,69 m ²
OBYTNÁ PLOCHA LIVING SPACE		59,27 m ²
20	TERASA TERRACE	23,49 m ²
21	ZAHRADA GARDEN	83,67 m ²
5111	SKLEP CELLAR	12,67 m ²
CELKEM TOTAL		179,10 m²