



## Apartment Two-bedroom (3+kk)

Ask for price

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





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Total area	104 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	2 parking places under the building
Garage	Yes
Cellar	Yes
PENB	B
Reference number	18930

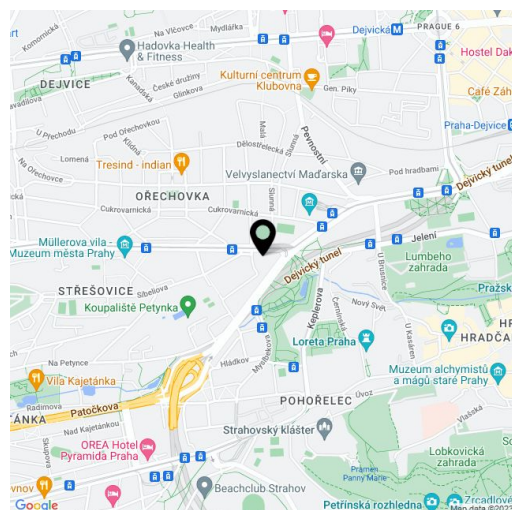
**Top-quality equipped two-bedroom studio with a terrace, 2 underground garage parking spaces and a cellar, situated on the ground floor of a modern villa-house embodied into the unique Royal Triangle project. Presented by the renowned Schindler Seko architectural studio, these eight associated residential buildings form a cleverly-designed, carefully secured area with parking, reception and common garden.**

The layout offers an open-plan living room with kitchen, dining area and access to the terrace, 2 bedrooms, a bathroom, guest toilet, WC, and an entry hall.

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 89.74 m<sup>2</sup>, terrace 14.19 m<sup>2</sup> + 2 parking spaces and a cellar 5.87 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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BUILDING A | 1<sup>ST</sup> FLOOR | 3+KK | 90 M<sup>2</sup>

A.1.1



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01	VSTUPNÍ HALA   ENTRANCE HALL	11,06 m <sup>2</sup>
02	WC	1,82 m <sup>2</sup>
03	KOUPELNA   BATHROOM	8,69 m <sup>2</sup>
04	TECH. MÍSTNOST   TECHNICAL ROOM	6,67 m <sup>2</sup>
05	OBÝVACÍ POKOJ + KK   LIVING ROOM	38,85 m <sup>2</sup>
06	POKOJ   ROOM	9,20 m <sup>2</sup>
07	LOŽNICE   BEDROOM	13,45 m <sup>2</sup>
OBYTNÁ PLOCHA   LIVING SPACE		89,74 m <sup>2</sup>
20	TERASA   TERRACE	14,19 m <sup>2</sup>
S108	SKLEP   CELLAR	5,87 m <sup>2</sup>
<b>CELKEM   TOTAL</b>		<b>109,80 m<sup>2</sup></b>