



## Apartment Two-bedroom (3+kk)

Ask for price

84 m<sup>2</sup>, Prague 6, Střešovice, U Laboratoře





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Total area	115 m <sup>2</sup>
Floor area*	84 m <sup>2</sup>
Terrace	31 m <sup>2</sup>
Garden	99 m <sup>2</sup>
Parking	1 185 800
Garage	Yes
Cellar	Yes
PENB	B
Reference number	18932

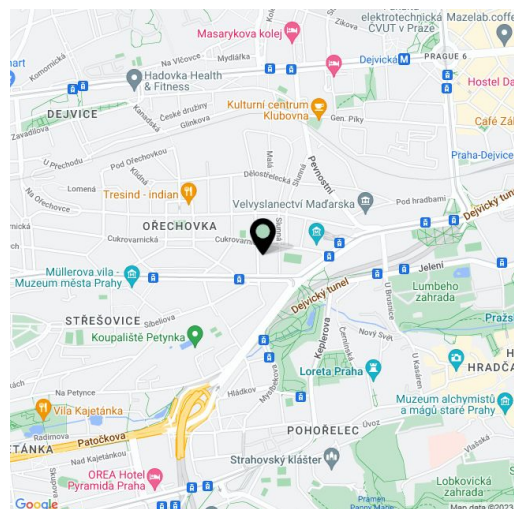
Top-quality equipped two-bedroom apartment boasting a spacious garden, 2 underground garage parking spaces and a cellar, situated on the ground floor of a modern villa-house embodied into the unique Royal Triangle project. Presented by the renowned Schindler Seko architectural studio, these eight associated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

The layout offers open-plan living room with kitchen and dining area, 2 bedrooms, bathroom, guest toilet, water closet, storage room, and an entry hall. All three rooms and the bathroom have access to the 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.

Interior 83.24 m<sup>2</sup>, terrace 31.32 m<sup>2</sup>, garden 98.5 m<sup>2</sup> + 2 parking spaces and a cellar 7.41 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	12,43 m <sup>2</sup>
02	TECH. MÍSTNOST   TECHNICAL ROOM	1,93 m <sup>2</sup>
03	WC	2,17 m <sup>2</sup>
04	OBYVACÍ POKOJ + KK   LIVING ROOM	28,61 m <sup>2</sup>
05	LOŽNICE   BEDROOM	15,07 m <sup>2</sup>
06	KOUPELNA   BATHROOM	7,92 m <sup>2</sup>
07	POKOJ   ROOM	12,94 m <sup>2</sup>
08	KOMORA   STORAGE	2,17 m <sup>2</sup>
OBYTNÁ PLOCHA   LIVING SPACE		83,24 m <sup>2</sup>
21	TERASA   TERRACE	31,32 m <sup>2</sup>
22	ZAHRADA   GARDEN	98,50 m <sup>2</sup>
5149	SKLEP   CELLAR	7,41 m <sup>2</sup>
<b>CELKEM   TOTAL</b>		<b>220,47 m<sup>2</sup></b>