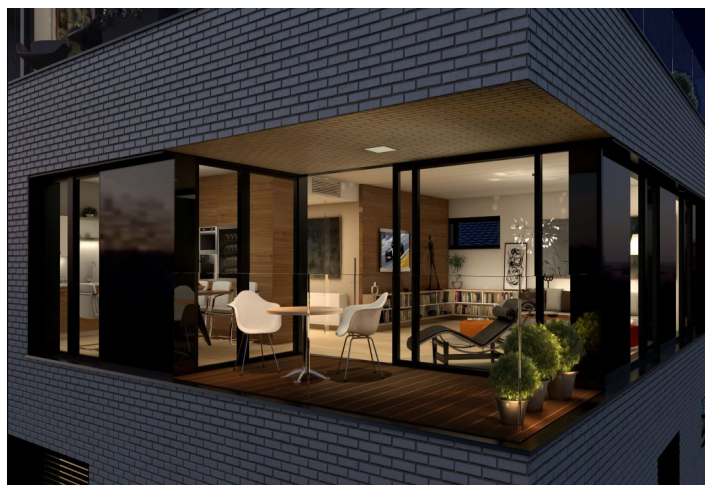




Apartment Three-bedroom (4+kk)

Ask for price

168 m², Prague 6, Střešovice, U Laboratoře





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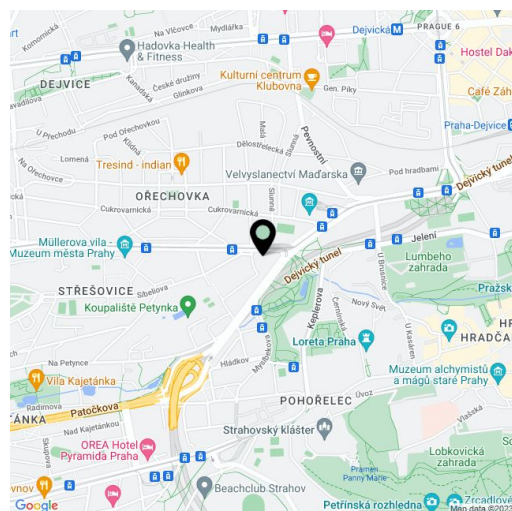
Total area	204 m ²
Floor area*	168 m ²
Terrace	36 m ²
Parking	2 underground garage parking space.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	18933

Top-quality equipped three-bedroom apartment with 2 loggias, terrace with garden, 2 underground garage parking spaces and a cellar, situated on the 1st 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 features an open-plan living room with preparation for kitchen, dining area and access to loggia, 3 bedrooms (two with access to another loggia / terrace, one of them also with en-suite bathroom and walk-in closet), common bathroom, guest toilet, and a water closet. 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 167.78 m², 2 loggias 16.33 m², terrace 9.33 m², garden 10.55 m² + 2 parking spaces and a cellar 5.99 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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Ask for price



BUILDING G | 2ND FLOOR | 4+KK | 168 M²

G.2.1

**Apartment Three-bedroom (4+kk)****Ask for price**168 m², Prague 6, Střešovice, U Laboratoře

01	VSTUPNÍ HALA ENTRANCE HALL	13,32 m ²
02	OBÝVACÍ POKOJ + KK LIVING ROOM	73,29 m ²
03	CHODBA HALLWAY	7,93 m ²
04	POKOJ ROOM	11,95 m ²
05	POKOJ ROOM	14,54 m ²
06	LOŽNICE BEDROOM	18,13 m ²
07	ŠATNA CLOSET	5,99 m ²
08	KOUPELNA BATHROOM	6,93 m ²
09	KOUPELNA BATHROOM	9,7 m ²
10	TECH. MÍSTNOST TECHNICAL ROOM	3,01 m ²
11	WC	3,03 m ²
OBYTNÁ PLOCHA LIVING SPACE		167,82 m²
20	TERASA TERRACE	9,33 m ²
21	ZAHRADA GARDEN	10,55 m ²
22	LODŽIE LOGGIA	8,29 m ²
23	LODŽIE LOGGIA	8,04 m ²
5147	SKLEP CELLAR	5,99 m ²
CELKEM TOTAL		210,02 m²