



Apartment Three-bedroom (4+kk)

Ask for price

168 m², Praha 6, Střešovice, U Laboratoře





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| | |
|------------------|--------------------------------------|
| Total area | 184 m ² |
| Floor area* | 168 m ² |
| Loggia | 16 m ² |
| Parking | 2 underground garage parking spaces. |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 18934 |

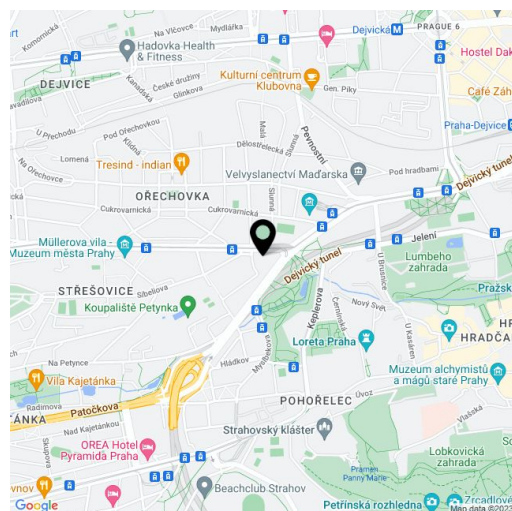
Top-quality equipped three-bedroom apartment with 2 loggias, 2 underground garage parking spaces and a cellar, situated on the 2nd floor of a modern villa-house embodied into the unique Royal Triangle project. Presented by the renowned Schindler Seko architectural studio, these eight associated residential 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, 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 166.82 m², 2 loggias 16.33 m² + 2 parking spaces and a cellar 15.43 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 | 13,15 m ² |
| 02 | OBÝVACÍ POKOJ + KK LIVING ROOM | 73,09 m ² |
| 03 | CHODBA HALLWAY | 7,93 m ² |
| 04 | POKOJ ROOM | 11,83 m ² |
| 05 | POKOJ ROOM | 14,43 m ² |
| 06 | LOŽNICE BEDROOM | 18,32 m ² |
| 07 | ŠATNA CLOSET | 5,91 m ² |
| 08 | KOUPELNA BATHROOM | 6,75 m ² |
| 09 | KOUPELNA BATHROOM | 9,72 m ² |
| 10 | TECH. MÍSTNOST TECHNICAL ROOM | 2,76 m ² |
| 11 | WC | 2,96 m ² |

OBYTNÁ PLOCHA | LIVING SPACE 166,82 m²

| | | |
|------|-----------------|----------------------|
| 22 | LODŽIE LOGGIA | 8,29 m ² |
| 23 | LODŽIE LOGGIA | 8,04 m ² |
| S105 | SKLEP STORAGE | 15,43 m ² |

CELKEM | TOTAL 198,58 m²