



Apartment Three-bedroom (4+kk)

Ask for price

168 m², Prague 6, Střešovice, U Laboratoře





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Total area	184 m ²
Floor area*	168 m ²
Loggia	16 m ²
Parking	1 185 800
Garage	Yes
Cellar	Yes
PENB	B
Reference number	18936

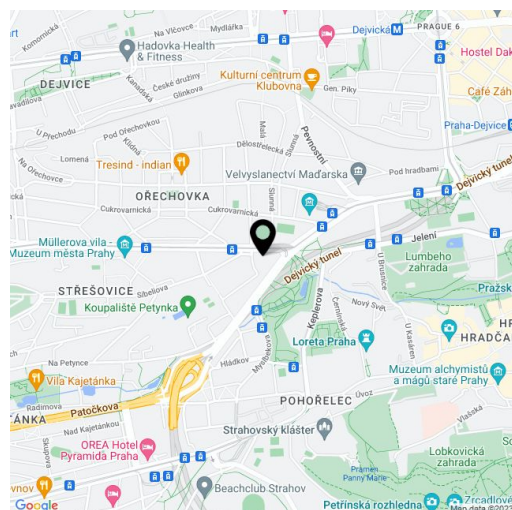
Top-quality equipped three-bedroom apartment with 2 loggias, 2 underground garage parking spaces and a cellar, situated on the 1st floor of a modern villa-house embodied into the unique Royal Triangle project. Presented by the renowned Schindler Seko architectural studio, these eight associated residential 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, 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 167.97 m², 2 loggias 16.33 m² + 2 parking spaces and a cellar 13.25 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 | 3RD FLOOR | 4+KK | 168 M²

B.3.1

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01	VSTUPNÍ HALA ENTRANCE HALL	14,02 m ²
02	OBÝVACÍ POKOJ + KK LIVING ROOM	73,22 m ²
03	CHODBA HALLWAY	7,99 m ²
04	POKOJ ROOM	12,14 m ²
05	POKOJ ROOM	14,45 m ²
06	LOŽNICE BEDROOM	18,14 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	2,44 m ²
11	WC	2,95 m ²

OBYTNÁ PLOCHA | LIVING SPACE 167,97 m²

22	LODŽIE LOGGIA	8,29 m ²
23	LODŽIE LOGGIA	8,04 m ²
S114	SKLEP CELLAR	13,25 m ²

CELKEM | TOTAL 197,55 m²