



## Apartment Three-bedroom (4+kk)

Ask for price

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





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Total area	184 m <sup>2</sup>
Floor area*	168 m <sup>2</sup>
Loggia	16 m <sup>2</sup>
Parking	2 underground garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	18938

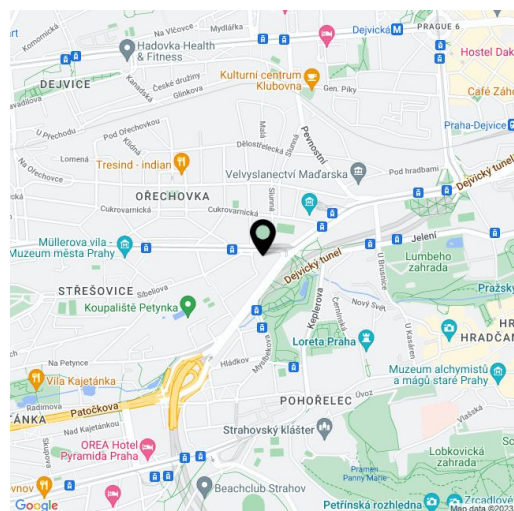
**Top-quality equipped three-bedroom apartment with 2 loggias, 2 underground garage parking spaces and a cellar, situated on the 1st floor of a modern villa-house embodied into the unique Royal Triangle project. Presented by the renowned Schindler Seko architectural studio, these eight associated residential 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 167.95 m<sup>2</sup>, 2 loggias 16.33 m<sup>2</sup> + 2 parking spaces and a cellar 7.11 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 H | 3<sup>RD</sup> FLOOR | 4+KK | 168 M<sup>2</sup>  
**H.3.1**

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01	VSTUPNÍ HALA   ENTRANCE HALL	13,19 m <sup>2</sup>
02	OBÝVACÍ POKOJ + KK   LIVING ROOM	73,24 m <sup>2</sup>
03	CHODBA   HALLWAY	7,93 m <sup>2</sup>
04	POKOJ   ROOM	11,83 m <sup>2</sup>
05	POKOJ   ROOM	14,65 m <sup>2</sup>
06	LOŽNICE   BEDROOM	18,35 m <sup>2</sup>
07	ŠATNA   CLOSET	5,99 m <sup>2</sup>
08	KOUPELNA   BATHROOM	6,93 m <sup>2</sup>
09	KOUPELNA   BATHROOM	10,03 m <sup>2</sup>
10	TECH. MÍSTNOST   TECHNICAL ROOM	2,78 m <sup>2</sup>
11	WC	3,03 m <sup>2</sup>

**OBYTNÁ PLOCHA | LIVING SPACE 167,95 m<sup>2</sup>**

22	LODŽIE   LOGGIA	8,29 m <sup>2</sup>
23	LODŽIE   LOGGIA	8,04 m <sup>2</sup>
S151	SKLEP   CELLAR	7,11 m <sup>2</sup>

**CELKEM | TOTAL 191,39 m<sup>2</sup>**