



## Apartment Three-bedroom (4+kk)

Ask for price

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





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Total area	197 m <sup>2</sup>
Floor area*	130 m <sup>2</sup>
Terrace	67 m <sup>2</sup>
Parking	2 underground garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	20000

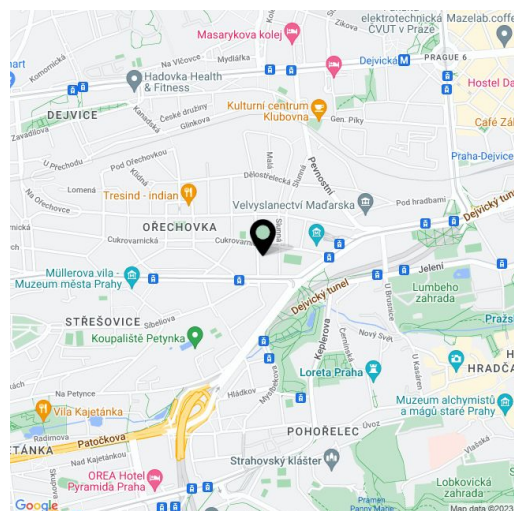
**Top-quality equipped three-bedroom penthouse boasting a spacious terrace with a view of Prague Castle, 2 underground garage parking spaces and a cellar, situated on the 3rd floor of a modern villa-house embodied into the unique Royal Triangle project. Presented by the renowned Schindler Seko architectural studio, these eight associated residential buildings form a cleverly-designed, carefully secured area with parking, reception and common garden.**

Residence Royal Triangle meets the **highest standards** of original modern housing that offers apartments **from one-bedroom to four-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 air-conditioning, ventilation with heat recovery and also a capillary cooling system in ceilings on higher floors, 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.

Building approval scheduled for Q-4 2015.

Interior 130 m<sup>2</sup>, terrace 67 m<sup>2</sup> + 2 parking spaces and a cellar.



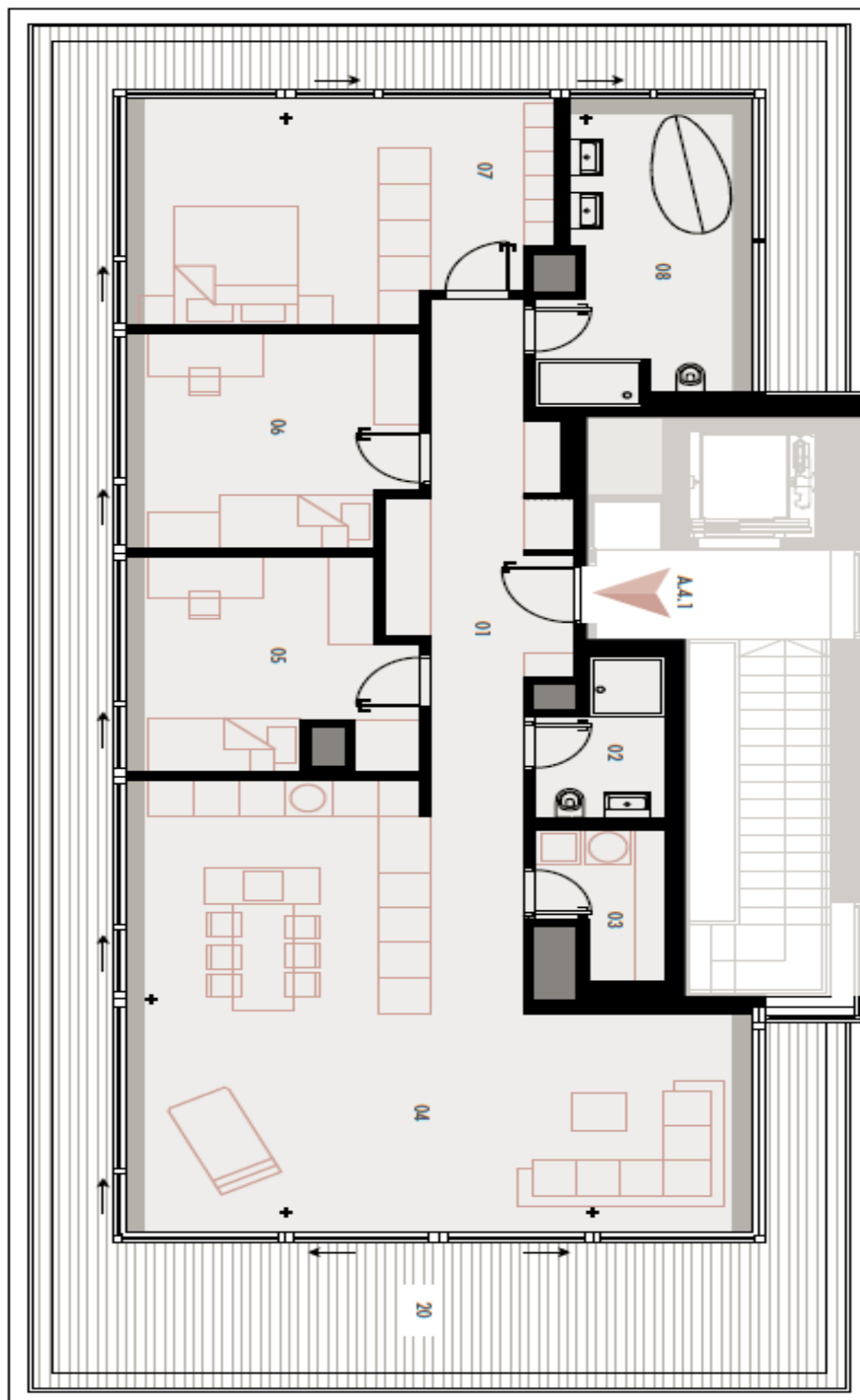
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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01	VSTUPNÍ HALA   ENTRANCE HALL	18,37 m <sup>2</sup>
02	KOUPELNA   BATHROOM	3,89 m <sup>2</sup>
03	TECH. MÍSTNOST   TECHNICAL ROOM	3,59 m <sup>2</sup>
04	OBYVACÍ POKOJ + KK   LIVING ROOM	45,5 m <sup>2</sup>
05	POKOJ   ROOM	12,33 m <sup>2</sup>
06	POKOJ   ROOM	13,24 m <sup>2</sup>
07	LOŽNICE   BEDROOM	20,02 m <sup>2</sup>
08	KOUPELNA   BATHROOM	12,62 m <sup>2</sup>
OBYTNÁ PLOCHA   LIVING SPACE		129,56 m <sup>2</sup>
20	TERASA   TERRACE	67,04 m <sup>2</sup>
5103	SKLEP   CELLAR	15,04 m <sup>2</sup>
<b>CELKEM   TOTAL</b>		<b>211,64 m<sup>2</sup></b>