

## Apartment Two-bedroom (3+kk)

Ask for price

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



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Total area	135 m <sup>2</sup>
Floor area*	104 m <sup>2</sup>
Terrace	31 m <sup>2</sup>
Garden	171 m <sup>2</sup>
Parking	592 900
Garage	Yes
Cellar	Yes
PENB	B
Reference number	18931

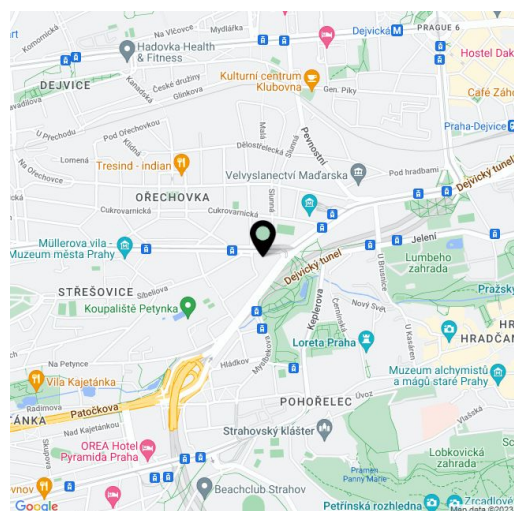
Top-quality equipped two-bedroom apartment boasting a spacious private garden, 2 underground garage parking spaces and a cellar, situated on the ground floor of a modern villa-house embodied into the unique Royal Triangle project. Presented by the renowned Schindler Seko architectural studio, these eight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

The apartment offers an entry hall, living room with preparation for kitchen, 2 bedrooms, 2 bathrooms (one with shower, one with bathtub), walk-in closet, and a storage room, meanwhile both rooms and one bathroom have access to the exterior comprising of garden with terrace.

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 103.82 m<sup>2</sup>, terrace 30.88 m<sup>2</sup>, garden 170.58 m<sup>2</sup> + 2 parking spaces and a cellar 12.67 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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01	VSTUPNÍ HALA   ENTRANCE HALL	15,91 m <sup>2</sup>
02	ŠATNA   CLOSET	3,81 m <sup>2</sup>
03	KOUPELNA   BATHROOM	5,08 m <sup>2</sup>
04	KOMORA   STORAGE	4,41 m <sup>2</sup>
05	OBÝVACÍ POKOJ + KK   LIVING ROOM	42,03 m <sup>2</sup>
06	LOŽNICE   BEDROOM	14,2 m <sup>2</sup>
07	KOUPELNA   BATHROOM	6,65 m <sup>2</sup>
08	POKOJ   ROOM	11,73 m <sup>2</sup>
OBYTNÁ PLOCHA   LIVING SPACE		103,82 m <sup>2</sup>
20	TERASA   TERRACE	30,88 m <sup>2</sup>
21	ZAHRADA   GARDEN	170,58 m <sup>2</sup>
S112	SKLEP   CELLAR	12,67 m <sup>2</sup>
<b>CELKEM   TOTAL</b>		<b>317,95 m<sup>2</sup></b>