



## Apartment One-bedroom (2+kk)

Ask for price

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

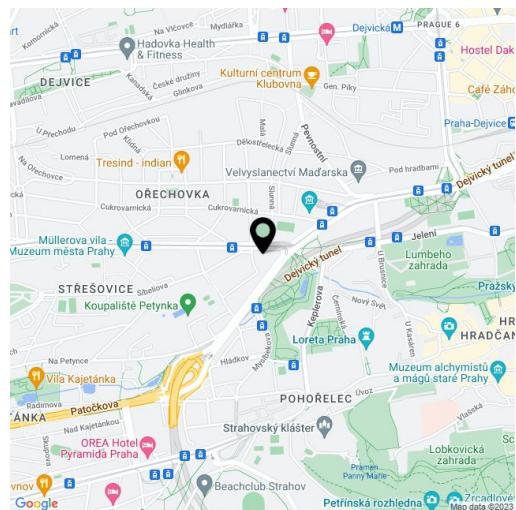




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Total area	73 m <sup>2</sup>
Floor area*	58 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Garden	22 m <sup>2</sup>
Parking	1 parking place under the building
Garage	Yes
Cellar	Yes
PENB	B
Reference number	18928



\* 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.

**Top-quality equipped one-bedroom apartment boasting a private garden, 1 underground garage parking space 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, a bedroom, bathroom with bathtub, and a guest toilet, meanwhile both rooms have access to the exterior comprising of a 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.

Building approval scheduled for Q-4 2015.

Interior 58.84 m<sup>2</sup>, terrace 15.02 m<sup>2</sup>, garden 22.03 m<sup>2</sup> + 1 parking space and a cellar 9.03 m<sup>2</sup>.



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BUILDING H | 1<sup>ST</sup> FLOOR | 2+KK | 59 M<sup>2</sup>

H.1.1





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01	VSTUPNÍ HALA   ENTRANCE HALL	10,47 M <sup>2</sup>
02	TECH. MÍSTNOST   TECHNICAL ROOM	1,26 M <sup>2</sup>
03	WC	2,00 M <sup>2</sup>
04	LOŽNICE   BEDROOM	12,69 M <sup>2</sup>
05	OBÝVACÍ POKOJ + KK   LIVING ROOM	27,78 M <sup>2</sup>
06	Koupelna   BATHROOM	4,64 M <sup>2</sup>
<b>OBÝVACÍ POKOJ   LIVING SPACE</b>		<b>58,84 M<sup>2</sup></b>
20	TERASA   TERRACE	15,02 M <sup>2</sup>
21	ZÁHRADA   GARDEN	22,03 M <sup>2</sup>
5148	SKLEP   CELLAR	9,03 M <sup>2</sup>
<b>CELKEM   TOTAL</b>		<b>104,92 M<sup>2</sup></b>