



Apartment Three-bedroom (4+kk)

Ask for price

129 m², Prague 6, Střešovice, U Laboratoře





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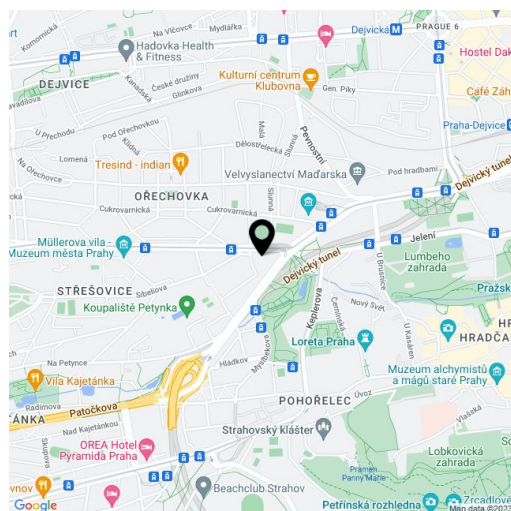
Total area	196 m²
Floor area*	129 m²
Terrace	67 m²
Parking	2 underground garage parking space.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	20133

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 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 130 m², terrace 67 m² + 2 parking spaces and a cellar. Building approval scheduled for Q-4 2015.



* 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	18,43 m²
02	KOUPELNA BATHROOM	3,89 m²
03	TECH. MÍSTNOST TECHNICAL ROOM	3,59 m²
04	OBÝVACÍ POKOJ + KK LIVING ROOM	45,53 m²
05	POKOJ ROOM	12,29 m²
06	POKOJ ROOM	13,21 m²
07	LOŽNICE BEDROOM	20,01 m²
08	KOUPELNA BATHROOM	12,61 m²
OBYTNÁ PLOCHA LIVING SPACE		129,56 m²
20	TERASA TERRACE	67,04 m²
5143	SKLEP CELLAR	7,93 m²
CELKEM TOTAL		204,53 m²