



## Apartment Three-bedroom (4+kk)

Sold

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





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Total area	196 m <sup>2</sup>
Floor area*	129 m <sup>2</sup>
Terrace	67 m <sup>2</sup>
Parking	2 underground garage parking spaces.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	18940

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.

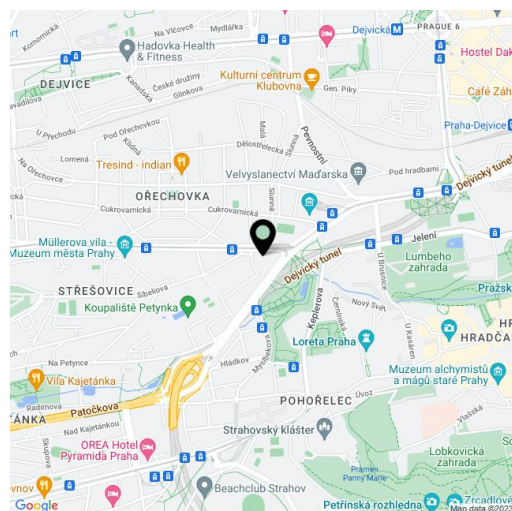
The layout features an open-plan living room with preparation for kitchen, dining area and access to loggia, 3 bedrooms, 2 bathrooms (one with bathtub, shower and toilet, one with shower and toilet), and a water closet. All rooms including the main bathroom have access to the **spacious terrace surrounding the whole apartment**.

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 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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B.4.1 – PENTHOUSE  
BUILDING B | 4<sup>TH</sup> FLOOR | 4+KK | 130 M<sup>2</sup>



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01	VSTUPNÍ HALA   ENTRANCE HALL	6,95 m²
02	OBÝVACÍ POKOJ + KK   LIVING ROOM	45,5 m²
03	POKOJ   ROOM	12,27 m²
04	POKOJ   ROOM	13,2 m²
05	LOŽNICE   BEDROOM	20,15 m²
06	KOUPELNA   BATHROOM	13,05 m²
07	TECH. MÍSTNOST   TECHNICAL ROOM	3,15 m²
08	WC	3,65 m²
09	CHODBA   HALLWAY	11,49 m²
OBYTNÁ PLOCHA   LIVING SPACE		129,41 m²
20	TERASA   TERRACE	67,04 m²
S110	SKLEP   CELLAR	16,94 m²
CELKEM   TOTAL		213,39 m²