

Apartment Two-bedroom (3+kk)

Sold

73.83 m², Prague 9, Čakovice, Kurta Hubera



Apartment Two-bedroom (3+kk)

Sold

73.83 m², Prague 9, Čakovice, Kurta Hubera

Total area	79 m ²
Floor area*	74 m ²
Loggia	6 m ²
Parking	720 000 CZK
Cellar	4 m ²
PENB	B
Reference number	102152

This new build 2nd floor apartment with a loggia is located in a cozy residential project designed by the renowned **ADR architectural studio**, on the border of Čakovice, Letňany, and Ďáblice, within reach of complete services and nature. The new apartment building with 15 units is the next stage of the successful **Na Pramenech** project, consisting of family houses set in greenery. Expected completion date is in first half of **2024**.

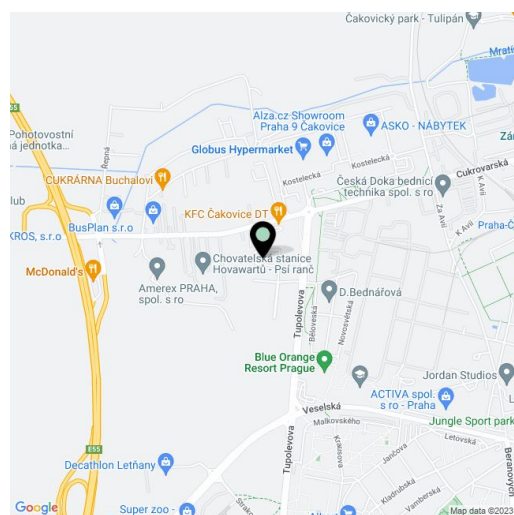
The purposeful layout consists of a living room with a preparation for a kitchen, 2 bedrooms, a foyer, a closet, a bathroom, and a separate toilet. From the living, room it is possible to enter the **loggia**.

The high-quality standard includes **three-layer wooden floors, Laufen Pro, Roth, and Kaldewei** sanitary ware, Hansgrohe faucets, large-format ceramic tiles by the traditional **Rako** Czech brand, security entrance doors, **DOORNITE** interior panel doors, plastic windows in anthracite (exterior) and white (interior) with interior window sills made of lacquered MDF board and with a preparation for exterior blinds. The apartment includes a cellar and a covered parking space on the adjacent plot. The building is equipped with **an elevator**.

In the immediate vicinity are 2 shopping centers and small shops, as well as **plenty of opportunities for sports activities**. A **metro station** is a 5-minute bus ride away, with a stop nearby. There are direct train connections from the nearby railway station **to the city center to the Masaryk Railway Station**. Kindergartens and elementary schools or a high school, an outdoor and indoor swimming pool, a bike path, a skate park, or a multifunctional sports center are within easy reach. The location is very nice thanks to the nearby green areas of the **Ďáblický Grove and the Letňany forest park**.

Floor area 73.83 m² (including cellar 4.13 m²), terrace 5.6 m².

For more information, please visit the project website www.bytnapramenech.cz.



* 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.

Apartment Two-bedroom (3+kk)

Sold

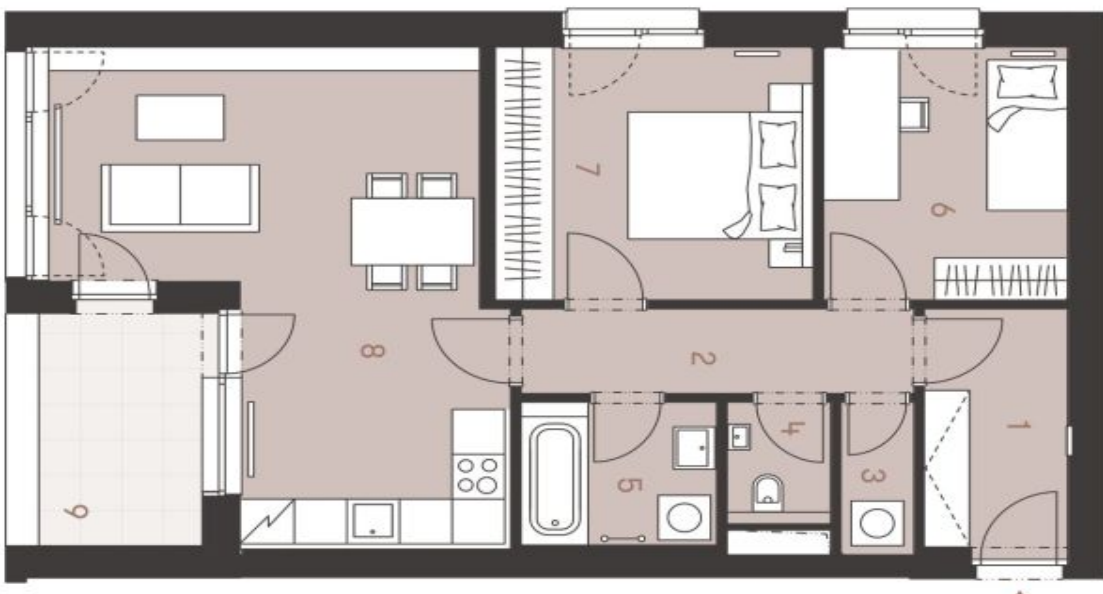
73.83 m², Prague 9, Čakovice, Kurta Hubera

NA PRAMENECH

bytový dům Praha 9



Byt 15 | 3+kk | 3. NP



0 1m 2m 5m

č.	místnost	m ²
1	předsiň	5,25
2	chodba	4,90
3	komora	1,60
4	wc	1,67
5	koupelna	4,13
6	pokoj	9,22
7	pokoj	12,05
8	obývací pokoj s kuchyní	26,18
užitná plocha		65,00
sklep		4,13
podlahová plocha*		73,83
9	lodžie	5,60
kryté parkovací stání		

www.bytynapramenech.cz

Developer
bpd development

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ekzkluzivní prodejce
+420 257 328 281, +420 724 551 238
info@bytynapramenech.cz

*Schéma podlahových bytů představuje dispoziční řešení bytů. Kuchynská linka a nábytek nejsou součástí dodávky bytů, zřízení je zobrazeno pouze pro názornost. Specifikace pro konstrukci, povrchové úpravy a rozsah vybavení je předmětem přílohy "Standardů". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Podlahové plochy bytů je včetně ploch přístřešků a vnitřních rozdílných stěn dle vnitřního nařízení 366/2013 Sb.

