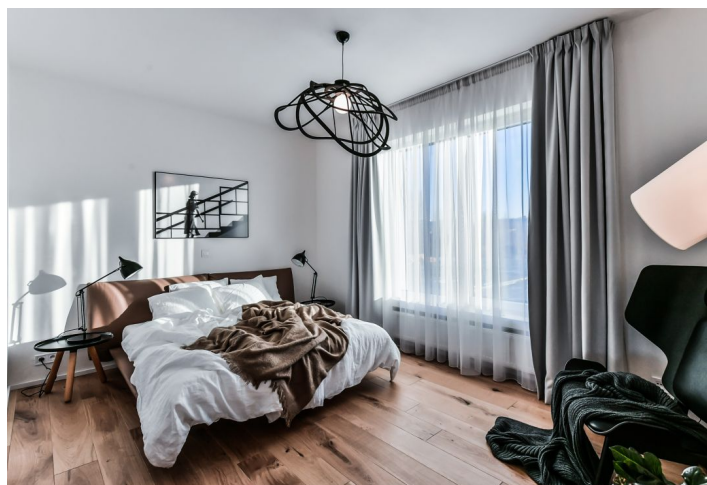
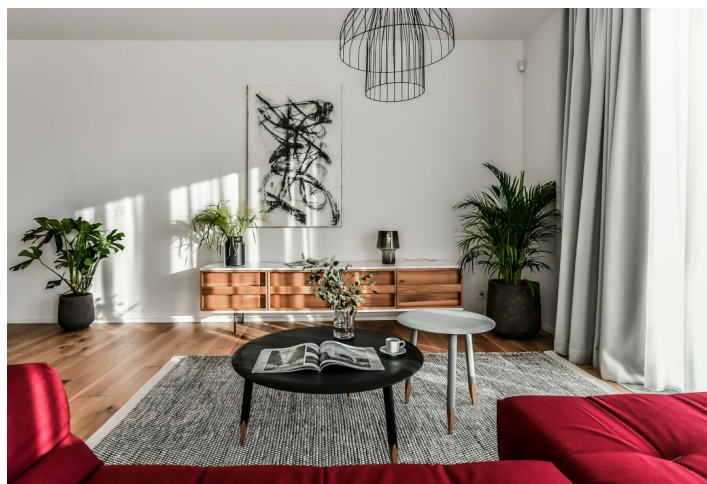


House Four-bedroom (5+kk)

Sold

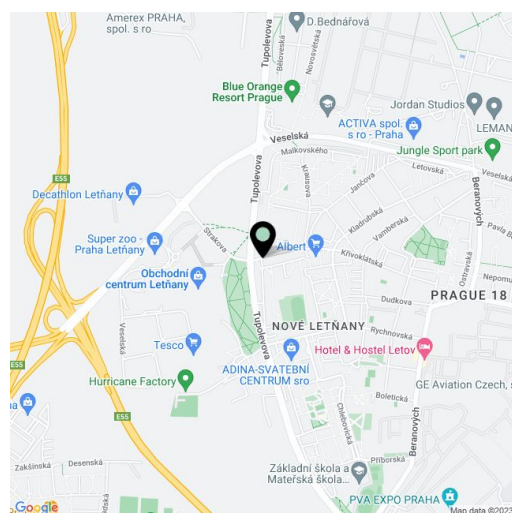
163 m², Prague 9, Čakovice, Tupolevova



House Four-bedroom (5+kk)

Sold163 m², Prague 9, Čakovice, Tupolevova

| | |
|------------------|---|
| Plot | 266 m ² |
| Foot print | 105 m ² |
| Garden | 114 m ² |
| Parking | Garage parking space and place on the plot. |
| Garage | Yes |
| Cellar | - |
| PENB | B |
| Reference number | 35257 |



We have the exclusive right to sell this elegantly designed family house with a garage, which is a part of the new Na Pramenech terraced development emerging on the border of Čakovice, Letňany, and Ďáblice. The residential project, designed by architects Petr Kolář and Aleš Lapka from the ADR studio, combines proportionality, esthetics, and functionality, offering future residents maximum privacy, comfort, and the efficient use of space. The house will be completed within four months after signing the future contract and the selection of the final surfaces by the client.

On the ground floor, there will be a living room with an open plan kitchen, a dining room, and access to a terrace **connected to the garden**, a hallway with a closet, a toilet, and access to the **garage**. Upstairs, accessible from the staircase from the living room there will be a master bedroom with a dressing room, and a preparation for an en-suite bathroom, 3 bedrooms, and a bathroom.

The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation for window blinds, Laufen, Hansgrohe, Roltechnik, and Tece sanitary ware, and a preparation for an electrical security alarm. Heating and hot water will be provided by a gas condensing boiler with a retention tank. Parking is **in the garage** and **on an outside parking space** on the property.

The Na Pramenech project provides excellent civic amenities consisting of 2 shopping centers and small shops, endless opportunities for sports, good connections with the city center, and plenty of spaces for leisure and relaxation. Within easy reach are kindergartens and elementary schools, a high school, an indoor and outdoor swimming pool, a bike path, a skate park, or a multifunctional sports center. The location is made more pleasant by the nearby green spaces of the **Ďáblice Grove** and **Letňany forest park**. A metro station is a 5-minute bus ride away, and stops are in the immediate vicinity of the project. In one of the next phases of construction, a kindergarten and a playground will be built directly in the complex.

Total floor area 172.4 m², useable area 163.1 m², built-up area 104.6 m², garden terrace 19.8 m², garden 114.4 m², plot 266 m²

For more information about the project visit the website www.domynapramenech.cz.

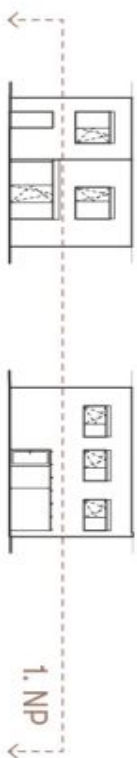
In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

House Four-bedroom (5+kk)

Sold

163 m², Prague 9, Čakovice, Tupolevova

NA PRAMENECH



Sošimo plánku prvého poschodia predstavuje dispozícia prvého poschodia. Kuchynská linka a nábytok nie sú súčasťou dodávky domu, zariadenie je zobrazeno pouze pro názornost. Specifikácie pre kúpu sú v technickej príručke a rozpis výstavby je v prílohe "Standard investičný". Developer si vyhradzuje právo na zmeny a úpravy bez predchádzajúceho upozornenia.

G49 | 5+kk | 172,44 m²

Etapa I.



| č. miestnosť | m ² |
|------------------------------|----------------|
| 1 zďverň | 9,26 |
| 2 wc | 2,40 |
| 3 komora | 3,78 |
| 4 obývací pokoj s kuchynňou | 42,83 |
| 5 garáž | 24,59 |
| užitná plocha 1. NP | 82,86 |
| terasa | 19,83 |
| užitná plocha domu celkom | 163,12 |
| podlahová plocha domu celkom | 172,44 |

www.domynapramenech.cz

Developer
bpd development

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Exkluzivní prodejce

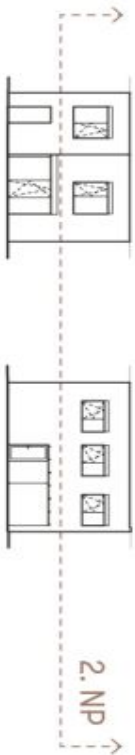
Na Parčíkové 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
info@svoboda-williams.com

House Four-bedroom (5+kk)

Sold

163 m², Prague 9, Čakovice, Tupolevova

NA PRAMENECH



Sošeno plánku je domu, představuje dispozici řešení domu. Kuchynská linka a nábytek nejsou součástí dodávky domu, zařízení je zobrazeno pouze pro názornost. Specifikace pro konstrukci, povrchové úpravy a rozsah výhledů je předkládaná příloha "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

G49 | 5+kk | 172,44 m²

Etapa I.



| č. místnost | m ² |
|-----------------------------|----------------|
| 6 chodba a schodiště | 14,68 |
| 7 pokoj | 9,71 |
| 8 pokoj | 11,35 |
| 9 pokoj | 12,71 |
| 10 koupelna | 6,56 |
| 11 šatna | 4,22 |
| 12 šatna (možnost koupelny) | 4,08 |
| 13 pokoj | 16,95 |

užitná plocha 2. NP 80,26

užitná plocha domu celkem 163,12

podlahová plocha domu celkem 172,44

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Developer
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House Four-bedroom (5+kk)

163 m², Prague 9, Čakovice, Tupolevova

Sold

NA PRAMENECH



G49 | 5+kk | 172,44 m²

Etapa I.



| plocha | m ² |
|------------------------|----------------|
| zastavěná plocha domu | 104,60 |
| zahradra | 114,40 |
| ostatní plocha | 4,700 |
| celková plocha pozemku | 266,00 |

- Ⓐ sdružený piliř pro elektroměr a plynoměr
- hranice pozemku
- - - - - oplotení

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Developer
bpd development

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INTERNATIONAL REAL ESTATE

Exkluzivní prodejce
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Situace

House Four-bedroom (5+kk)

163 m², Prague 9, Čakovice, Tupolevova

Sold

NA PRAMENECH



G49 | 5+kk | 172,44 m²

Etapa I.



Celková situace

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Developer
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