

House Four-bedroom (5+kk)

Sold

163 m², Prague 9, Čakovice, Schollova



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Plot	364 m ²
Foot print	105 m ²
Garden	231 m ²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	35260

We have the exclusive right to sell this elegantly designed corner 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.

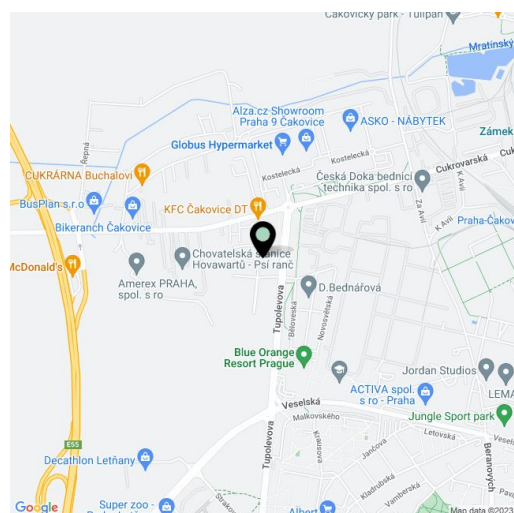
The house will be handed over with fully finished final surfaces and **including kitchen**. The standard includes BARLINEK wooden three-layer floors (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed panes**, and a preparation 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 172.6 m², useable area 163.3 m², built-up area 105.3 m², garden terrace 19.8 m², garden 230.7 m², plot 364 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.

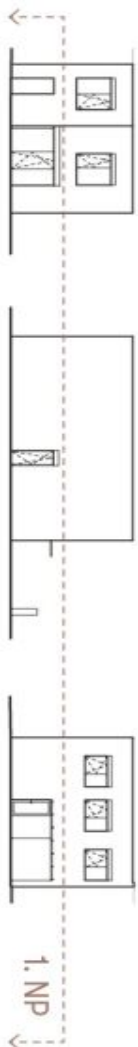


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NA PRAMENECH



Sošimo podlahu prvého poschodia, pričom zostávajúce dispozície rešernej domy. Kuchyňa má linku a rúru, ktorá sú súčasťou dodávky domy, zariadení je zariadené pouze pro nájomník. Specifické pro klenutú, povrchové úpravy a rozsvietení je predmetom prílohy "Standard nemoctví". Developer si vyhradzuje právo na zmeny a úpravy bez predchádzajúceho upozornenia.

G52 | 5+kk | 172,59 m²

Etapa I.



č. miestnosť	m ²
1 zďverň	9,26
2 wc	2,40
3 komora	3,78
4 obývací pokoj s kuchynň	43,00
5 garáž	24,59
užitná plocha 1. NP	83,03
terasa	19,83
užitná plocha domu celkem	163,29
podlahová plocha domu celkem	172,59

www.domynapramenech.cz

Developer
bpd development

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

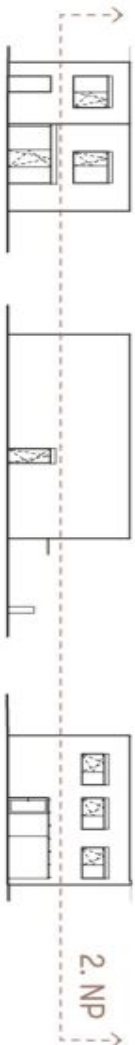
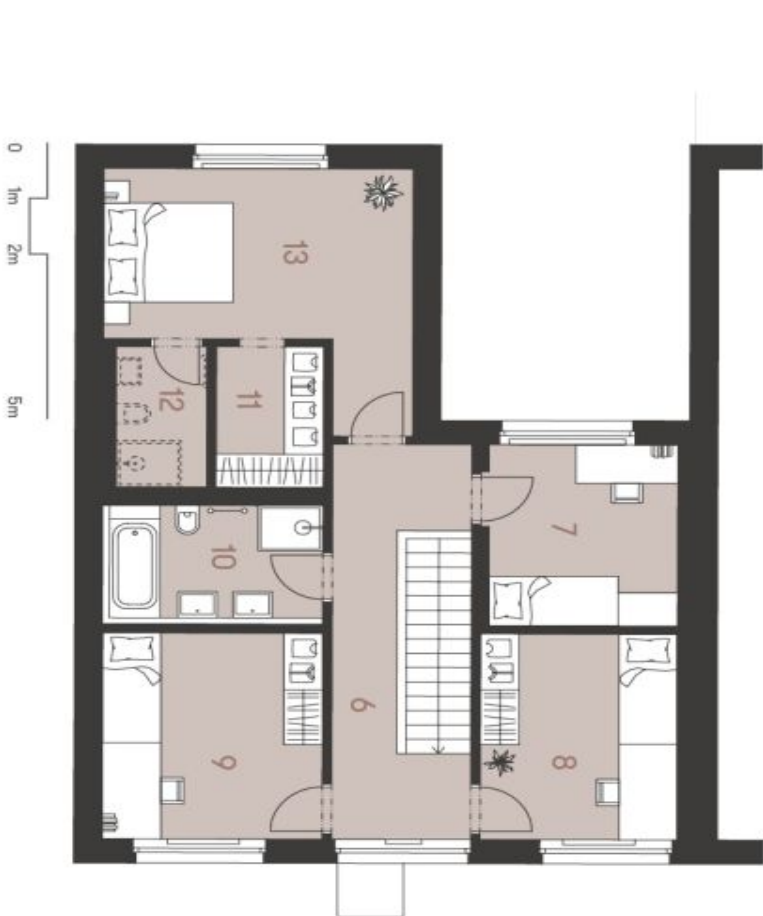
Na Perštýne 2, 110 00 Praha 1
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info@svoboda-williams.com

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NA PRAMENECH



Šedými plochami jsou domy, předvedenímle označené řešené domy. Kuchyničná linka a nábytkové řešení jsou součástí dodávky domu, zařízení je zobrazeno pouze pro názornost. Specifikace pro konstrukci, povrchové úpravy a rozsah výhledů je předcházejícím přílohou "Standardní memořandum". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

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Etapa I.



č. místnost	m ²
6	14,68
7	9,71
8	11,35
9	12,71
10	6,56
11	4,22
12	4,08
13	16,95
užitná plocha 2. NP	
	80,26
užitná plocha domu celkem	
	163,29
podlahová plocha domu celkem	
	172,59

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Exkluzivní prodejce

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Etapa I.



plocha	m ²
zastavěná plocha domu	105,30
zahradra	230,70
ostatní plocha	28,00
celková plocha pozemku	364,00

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

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Situace

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Etapa I.



Celková situace

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