

House Three-bedroom (4+kk)

Sold

136 m², Prague 9, Čakovice, Tupolevova

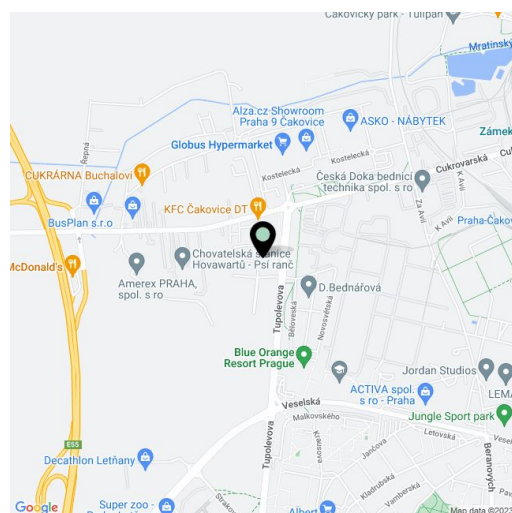


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Plot	243 m ²
Foot print	100 m ²
Garden	98 m ²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	36573



We have the exclusive right to sell this elegantly designed corner family house with a garage, which is 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 in the 2nd phase will be completed in summer 2021.

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 closet, and a hallway with 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 (or possible en-suite bathroom) and access to the **terrace**, a 2nd bedroom with French windows towards the terrace, a 3rd bedroom, a bathroom, and a hallway.

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, skate park, or 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 142.2 m², usable area 136.3 m², built-up area 101.3 m², garden terrace 15 m², terrace 17.2 m², garden 272.7 m², plot 243 m²

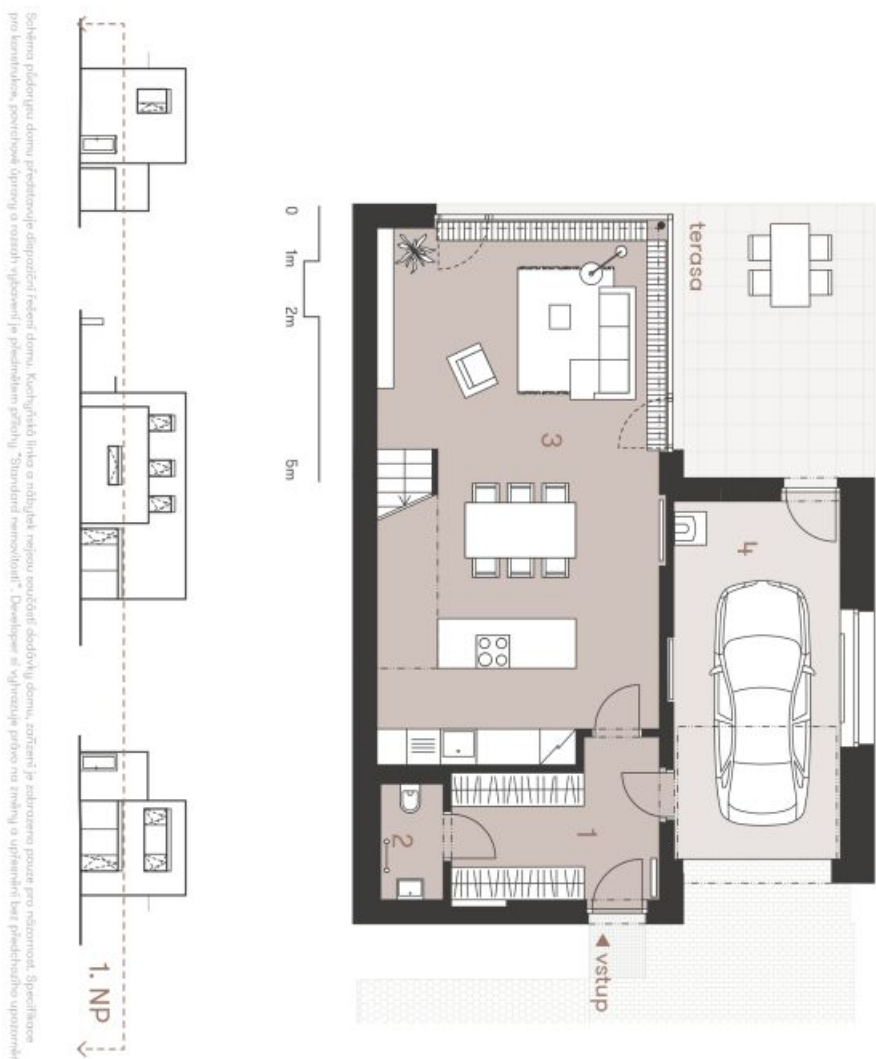
For more information about the project visit the website www.domynapramenech.cz.

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NA PRAMENECH



Bohatero pldelku jezu domu, pnedstavuje dleprizrceni reteni domu. Kuchyni a hlnka a rdi byjeek napojou souzdrceni doudvny domu, zozrceni je zozrceni pouze pro nstornout. Specifkace pro kermatku, povrchovk ajnety a rozahy vlykoveni je pvednkem pndhly "Standard memoitout". Developer si vzhovuje pravo na znahy a upravnit bez pndkrdho upozneni.

C108 | 4+kk | 142,23 m²
Etapa II.

č.	místnost	m ²
1	zddveř	9,84
2	wc	2,32
3	obvvač pokoj s kuchyní	47,27
4	garáž	19,60
užitná plocha 1. NP		79,03
terasa		14,98
užitná plocha domu celkem		136,29
podlahová plocha domu celkem		142,23

www.domynapramenech.cz

Developer
bpd development

svoboda&williams | Ekluzivní prodejce
CHRISTIE'S
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Běžná podlaží je u domu představené dispozici řešeno. Kuchynská linka a nábytek nejsou součástí standardu domu, zřízení je zahrnuto pouze pro názornost. Specifikace pro kování, povrchové úpravy a rozahřívání je představená přílohou "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

č.	místnost	m ²
6	chodba a schodiště	14,41
7	pokoj	14,61
8	šatna (možnost koupelny)	3,78
9	pokoj	9,44
10	pokoj	10,19
11	koupelna	4,83
užitná plocha 2. NP		57,26
terasa		17,20
užitná plocha domu celkem		136,29
podlahová plocha domu celkem		142,23

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Situace

NA PRAMENECH



plocha	m ²
zastavěná plocha domu	100,15
zahradra	97,85
ostatní plocha	45,00
celková plocha pozemku	243,00

— sdrúžený pilíř pro elektroničr a plynoměř
- - - hranice pozemku
- - - oplacení

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Etapa II.



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Etapa II.



Celková situace

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