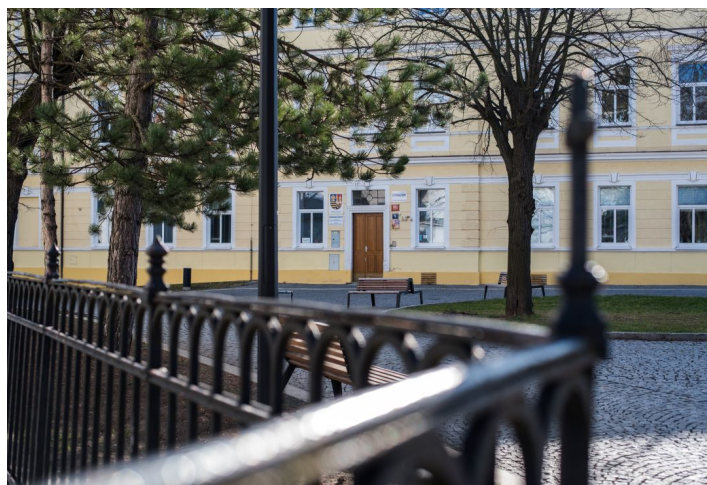


## House Three-bedroom (4+kk)

Sold

126 m<sup>2</sup>, Prague 9, Čakovice, Tupolevova



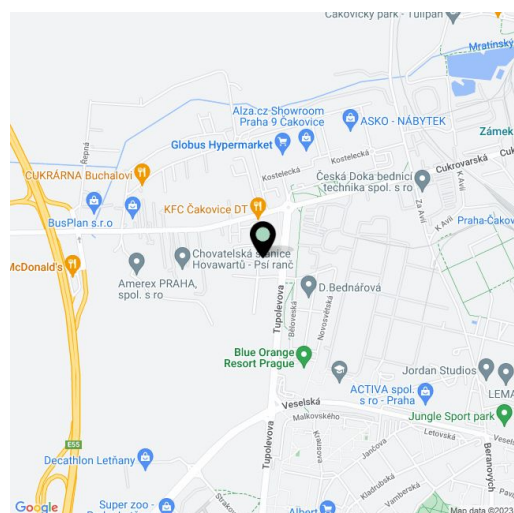


## House Three-bedroom (4+kk)

Sold

126 m<sup>2</sup>, Prague 9, Čakovice, Tupolevova

|                  |   |
|------------------|---|
| Plot             | 296 m <sup>2</sup>                          |
| Foot print       | 82 m <sup>2</sup>                           |
| Garden           | 152 m <sup>2</sup>                          |
| Parking          | Garage parking space and place on the plot. |
| Garage           | Yes   |
| Cellar           | -   |
| PENB             | B   |
| Reference number | 37462                                       |



This elegantly designed corner family house with a garage 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 will be completed in spring 2022.

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, 2 more bedrooms, a bathroom, a pantry, 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, underfloor heating, 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 132.4 m<sup>2</sup>, usable area 125.8 m<sup>2</sup>, built-up area 82.2 m<sup>2</sup>, garden terrace 13.8 m<sup>2</sup>, garden 151.8 m<sup>2</sup>, plot 296 m<sup>2</sup>

For more information about the project visit the website [www.domynapramenech.cz](http://www.domynapramenech.cz).

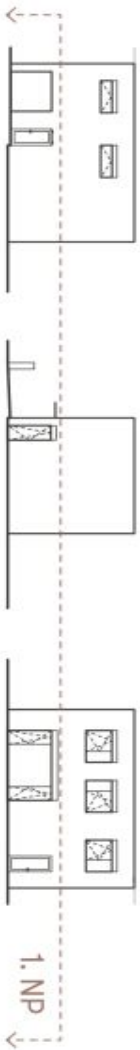
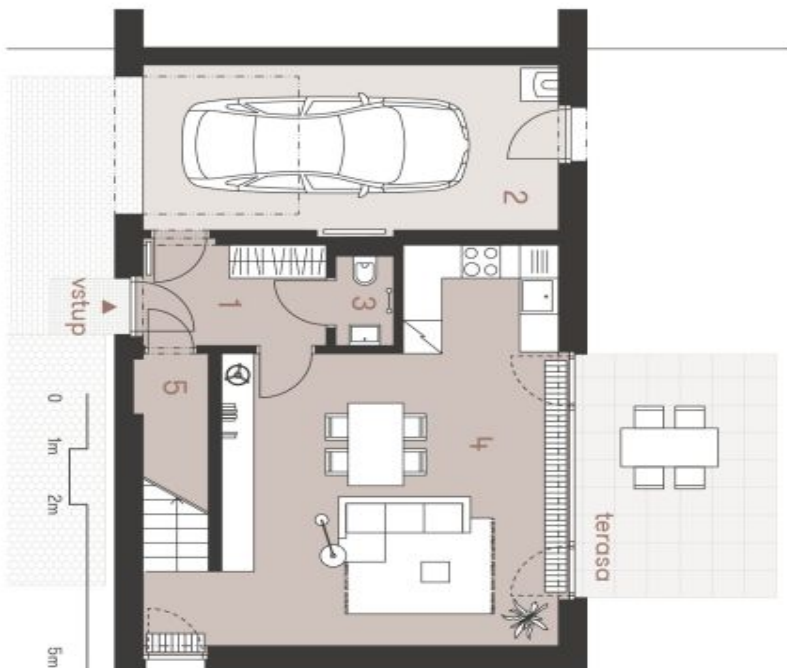
In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

# House Three-bedroom (4+kk)

Sold

126 m<sup>2</sup>, Prague 9, Čakovice, Tupolevova

NA PRAMENECH



Šeděná plocha je součástí představené dispozice řešené domu. Konkrétní stínba a rýby jeak nejpozu součástí dodávky domu, zatímco je zobrazeno pouze pro názornost. Specifikace pro konstrukci, povrchové úpravy a rozsah výhledů je představen v příloze "Standard memorandum". Developer si vyhrazuje právo na změny a úpravy bez předchozího upozornění.

B14 | 4+kk | 132,40 m<sup>2</sup>

Etapa III.



| č.                           | místnost                | m <sup>2</sup> |
|------------------------------|-------------------------|----------------|
| 1                            | zobveř                  | 5,43           |
| 2                            | garž                    | 19,38          |
| 3                            | wc                      | 1,46           |
| 4                            | obývací pokoj s kuchyní | 34,83          |
| 5                            | komora                  | 1,75           |
| užitná plocha 1. NP          |                         | 62,85          |
| terasa                       |                         | 13,81          |
| užitná plocha domu celkem    |                         | 125,84         |
| podlahová plocha domu celkem |                         | 132,40         |

www.domynapramenech.cz

Developer  
bpd development

svoboda&williams | Ekluzivní prodejce  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

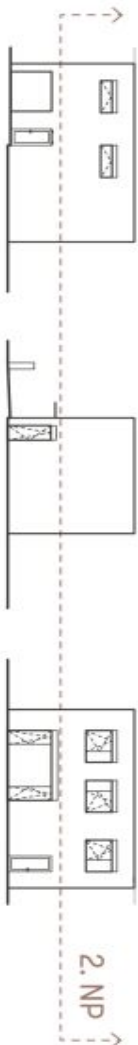
Na Perštýně 2, 110 00 Praha 1  
+420 257 328 281, +420 257 322 032  
info@svoboda-williams.com

# House Three-bedroom (4+kk)

Sold

126 m², Prague 9, Čakovice, Tupolevova

NA PRAMENECH



Šeděná podoba domu představuje odpočítaný řešený dům. Konkrétní vzhled a rozlohu jednotlivých místností domu, zařízení je zobrazeno pouze pro názornost. Specifikace pro konstruktory, pozemkové úpravy a rozsah výhledů je představena přílohou "Standard memořandů". Developer si vyhrazuje právo na změny a úpravy bez předchozího upozornění.

B14 | 4+kk | 132,40 m²

Etapa III.



| č.                           | místnost           | m²     |
|------------------------------|--------------------|--------|
| 6                            | chodba a schodiště | 11,91  |
| 7                            | koupelna           | 5,75   |
| 8                            | pokoje             | 17,12  |
| 9                            | pokoje             | 11,56  |
| 10                           | pokoje             | 13,53  |
| 11                           | komora             | 3,12   |
| užitná plocha 2. NP          |                    | 62,99  |
| užitná plocha domu celkem    |                    | 125,84 |
| podlahová plocha domu celkem |                    | 132,40 |

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Exkluzivní prodejce

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## House Three-bedroom (4+kk)

126 m², Prague 9, Čakovice, Tupolevova

Sold

NA PRAMENECH



B14 | 4+kk | 132,40 m²  
Etapa III.



| plocha                 | m²     |
|------------------------|--------|
| zastavěná plocha domu  | 82,20  |
| zahradra               | 151,80 |
| ostatní plocha         | 62,00  |
| celková plocha pozemku | 296,00 |

- Ⓐ sdrúžený pítř pro elektroměr a plynoměr
- hranice pozemku
- - - - - oplotení

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Developer  
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Situace

# House Three-bedroom (4+kk)

126 m<sup>2</sup>, Prague 9, Čakovice, Tupolevova

Sold

NA PRAMENECH



B14 | 4+kk | 132,40 m<sup>2</sup>

Etapa III.



Celková situace

[www.domynapramenech.cz](http://www.domynapramenech.cz)

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