



Apartment One-bedroom (2+kk)

Sold

60.16 m², Prague 9, Čakovice, Kurta Hubera



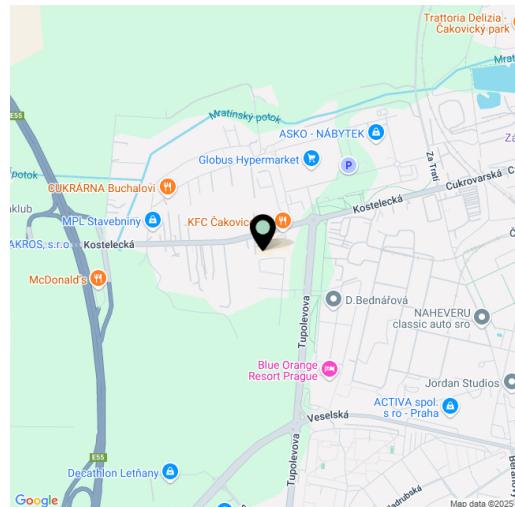


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Total area	67 m ²
Floor area*	60 m ²
Loggia	7 m ²
Front garden	65 m ²
Parking	Covered parking space incl. in the price
Cellar	2 m ²
PENB	B
Reference number	102161



* 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.

This new build ground floor apartment with a loggia and a private garden is located in a cozy residential project designed by the renowned ADR architectural studio, on the border of Čakovice, Letňany, and Čáblice, 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 bathroom, and a separate toilet. From the living room it is possible to enter the loggia and the garden.

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 **Čáblický Grove** and the **Letňany forest park**.

Floor area 60.16 m² (including cellar 2.36 m²), loggia 6.8 m², garden 65 m².

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



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NA PRAMENECH

bytový dům Praha 9

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1m
2m
5m

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bpd development
Developer

www.bytynapramenech.cz

Exkluzivní prodejce
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sklep
podlahová plocha*

60,16

2,36
6,18

místnost
m²

1	předsíň	6,18
2	chodba	4,07
3	WC	1,75
4	koupelna	4,09
5	pokoj	12,10
6	obývací pokoj s kuchyní	25,83
	užitná plocha	54,02

č.

m²