



Apartment Studio (1+kk)

Sold

39 m², Prague 9, Čakovice, Kurta Hubera

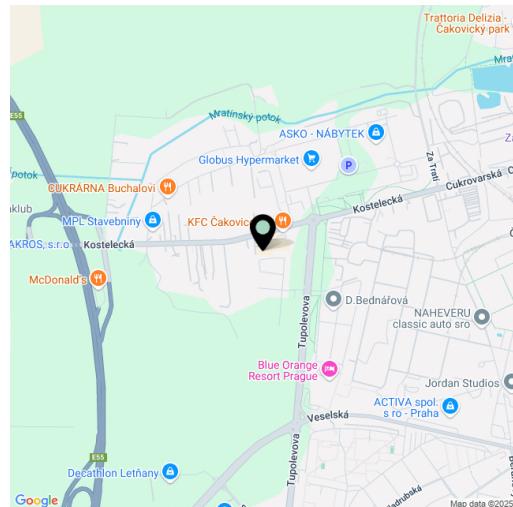




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Total area	46 m ²
Floor area*	39 m ²
Loggia	7 m ²
Front garden	132 m ²
Parking	Covered parking space incl. in the price
Cellar	-
PENB	B
Reference number	102170



* 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 layout consists of a living room with a preparation for a kitchen and a sleeping corner, a bathroom, and a foyer. From the living room it is possible to enter the loggia and the large 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 Čáblík Grove and the Letňany forest park.

Floor area 39 m² (including cellar 2.2 m²), loggia 6.8 m², garden 132 m².

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



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NA PRAMENECH

bytový dům Praha 9

Byt 1 | 1+kk | 1. NP



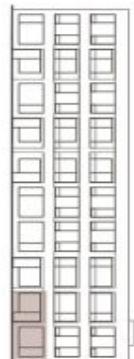
Č.
místnost
m²

1	předsíň	5,50
2	koupelna	5,50
3	obývací pokoj s kuchyní	24,64
	užitná plocha	35,64

sklep
podlahová plocha*

2,20
39,00

4	lodžie	6,80
5	zahrada kryté parkovací stání	132,00



*Schéma půdorysu bytu představuje dispozici řešení bytu. Kachyňská linka a nábylek nejsou součástí dodávky bytu, zajištěn je zobrazeno pouze pro můžnost. Specifikace pro konstrukce, povrchové úpravy a rozsah výbavení je předmětem přílohy "Standardy". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Podílnou plochu bytu je včetně ploch příček a vnitřních nosníků stanoven dle vkladního návržního 3dru/2018 Sb.

www.bytynapramenech.cz

bpd development
Developer

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Exkluzivní prodejce

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