



## House Four-bedroom (5+kk)

142 m<sup>2</sup>, Prague 9, Čakovice, Kurta Hubera

**Sold**





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Plot	211 m²
Foot print	91 m²
Garden	79 m²
Parking	Garage parking space and place on the plot
Garage	Yes
Cellar	-
PENB	B
Reference number	105942

This timeless new-build family house with a garage is part of the terraced Na Pramenech development located on the border of Čakovice, Letňany, and Ďáblice. The fully completed residential project was designed by Petr Kolář and Aleš Lapka's ADR studio.

On the ground floor is a living room with an open plan kitchen, dining area, and access to the west-facing **terrace**, which is connected to the **garden**, as well as a foyer with a closet, a toilet, and access to the **garage**. Upstairs, via the staircase from the living room, is a master bedroom with en-suite bathroom, 3 additional bedrooms, and a master bathroom.

The house was approved at the end of 2021. Facilities include Barlinek **wooden three-layer floors**, Rako Extra ceramic large-format tiles, plastic windows with micro-ventilation, insulating triple glazing, and **exterior aluminum blinds**, a fully equipped **Sykora** kitchen, built-in custom-made furniture in the living room, bedroom, and foyer, sanitary ware by quality brands, a **camera security system**, a high-end **Higold outdoor sofa set**, and an **aluminum pergola** above the terrace. The pergola and window blinds are by **Sun Systems**. Heating and hot water are provided by a gas condensing boiler with a **storage tank**. There is a retention tank on the property, and parking is provided by a **garage and outdoor parking**.

A major advantage of the project is its good reach of civic amenities consisting of 2 shopping centers and small shops. The location also offers abundant opportunities for sports, good connections to the center, and many places for spending your free time. Kindergartens, elementary and **high schools**, **outdoor and indoor swimming pools**, a **bike path**, a **skate park**, or a **multifunctional sports center** are within easy reach. The area is very pleasant thanks to the nearby **Ďáblický háj** and **Letňany forest park** green areas. A metro station is a 5-minute bus ride away, and it stops in the immediate vicinity of the project. From the nearby station, you can take a suburban train to the city center to the Main Railway station in **about 20 minutes**.

Usable area 142 m², garden 78 m², plot 211 m².

