



House Three-bedroom (4+kk)

Sold

137 m², Prague 9, Čakovice, Tupolevova





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Plot	338 m ²
Foot print	101 m ²
Garden	209 m ²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	35152

We have the exclusive right to sell this elegantly designed corner family house with a garage, which is a 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 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.

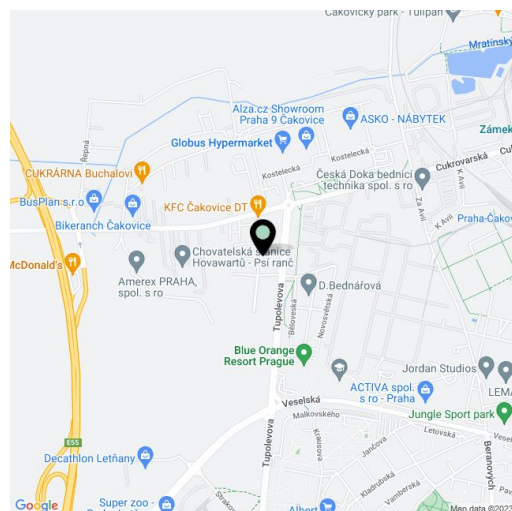
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation 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 142.8 m², usable area 136.9 m², built-up area 100.8 m², garden terrace 15 m², terrace 17.2 m², garden 209.2 m², plot 338 m²

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

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



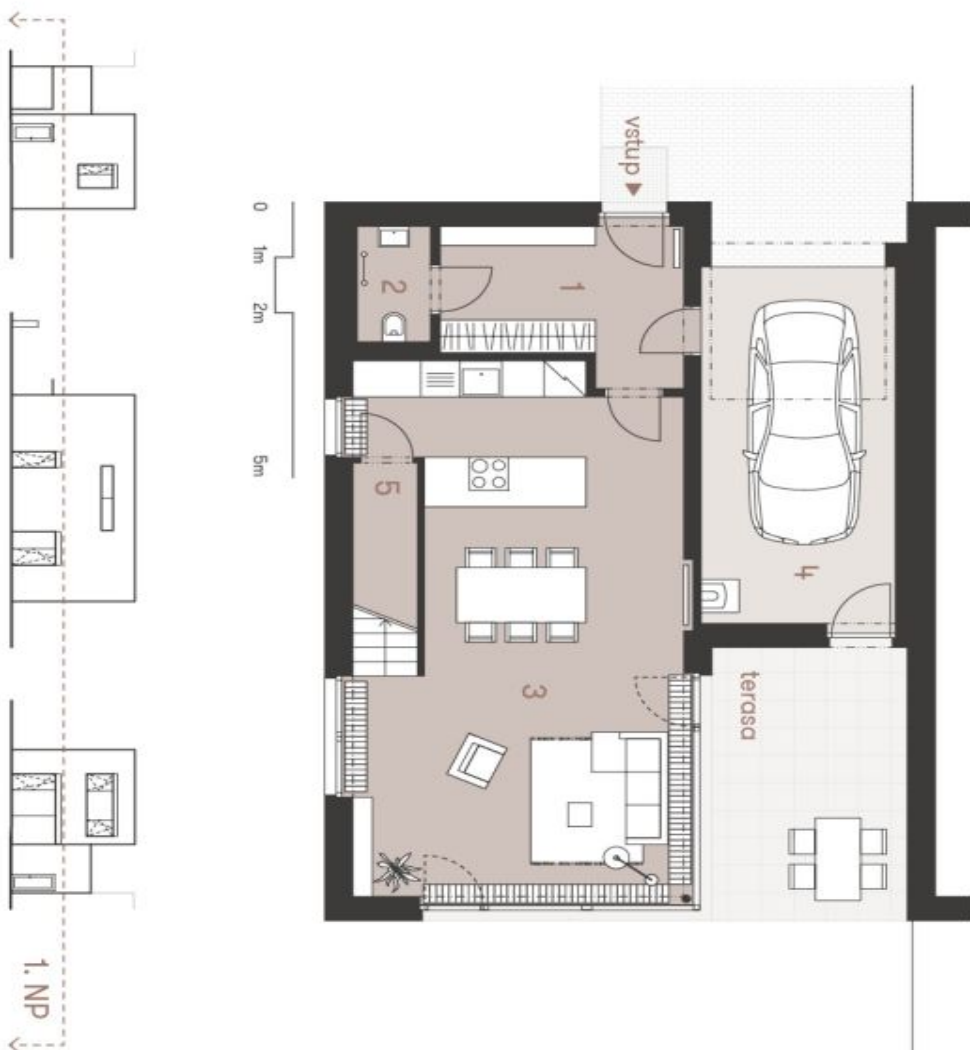


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NA PRAMENECH



Schematic diagram of the house, showing the layout of the rooms. The diagram is not to scale. The diagram is for informational purposes only. The diagram is not to be used for any other purpose. The diagram is not to be used for any other purpose.

C34 | 4+kk | 142,77 m²

Etapa I.



č. místnost	m ²
1 zádveň	9,84
2 wc	2,32
3 obývací pokoj s kuchyní	46,19
4 garáž	19,60
5 komora	1,66
užitná plocha 1. NP	79,61
terasa	14,98
užitná plocha domu celkem	136,87
podlahová plocha domu celkem	142,77

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Developer
bpd development

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

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

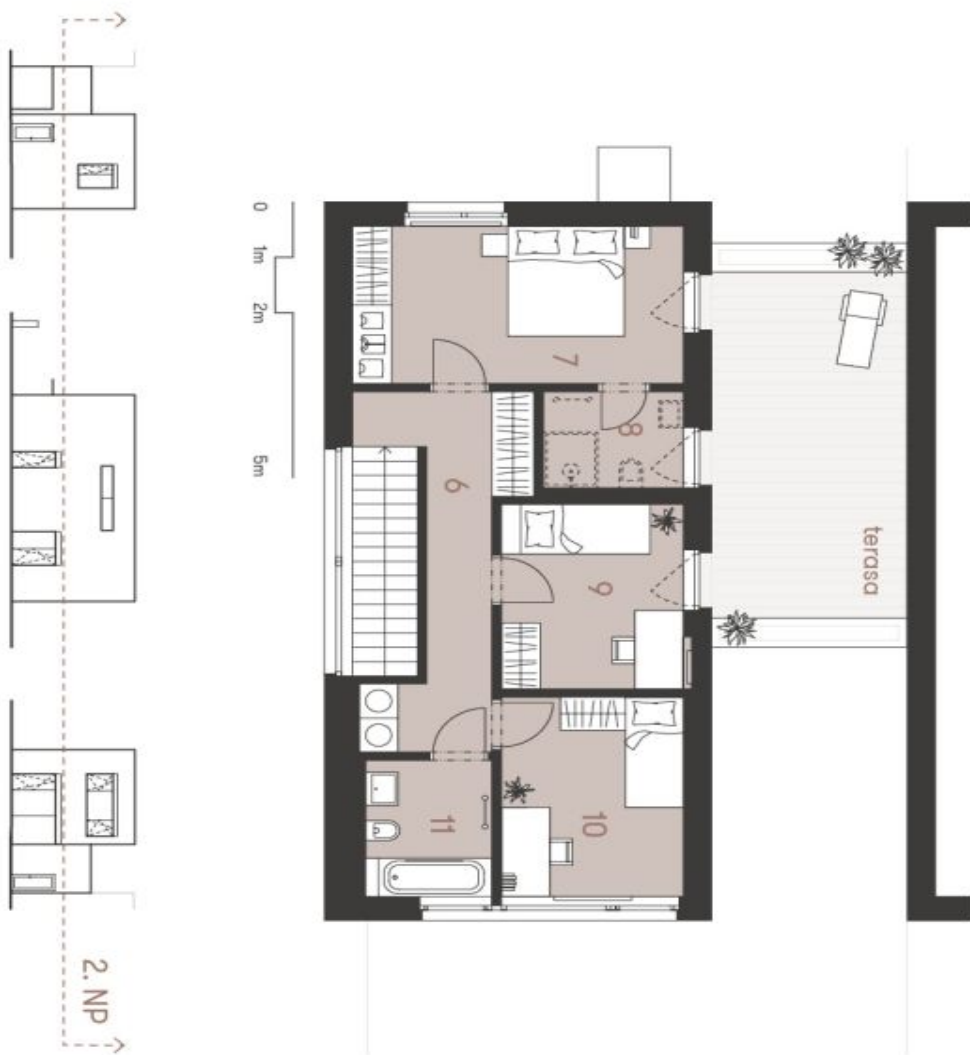


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Etapa I.



č.	místnost	m²
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		136,87
podlahová plocha domu celkem		142,77

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Situace



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Etapa I.



plocha	m ²
zastavěná plocha domu	100,80
zahradra	209,20
ostatní plocha	28,00
celková plocha pozemku	338,00

- Ⓐ sdružený piliř pro elektroměr a plynoměr
- hranice pozemku
- - - - - oplotení

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Etapa I.



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Exkluzivní prodejce
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Celková situace