



## House Three-bedroom (4+kk)

**Sold**

126 m², Prague 9, Čakovice, Tupolevova





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|                  |                                             |
|------------------|---------------------------------------------|
| Plot             | 276 m <sup>2</sup>                          |
| Foot print       | 82 m <sup>2</sup>                           |
| Garden           | 138 m <sup>2</sup>                          |
| Parking          | Garage parking space and place on the plot. |
| Garage           | Yes                                         |
| Cellar           | -                                           |
| PENB             | B                                           |
| Reference number | 35246                                       |

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 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, 2 more bedrooms, a bathroom, a pantry, and a hallway.

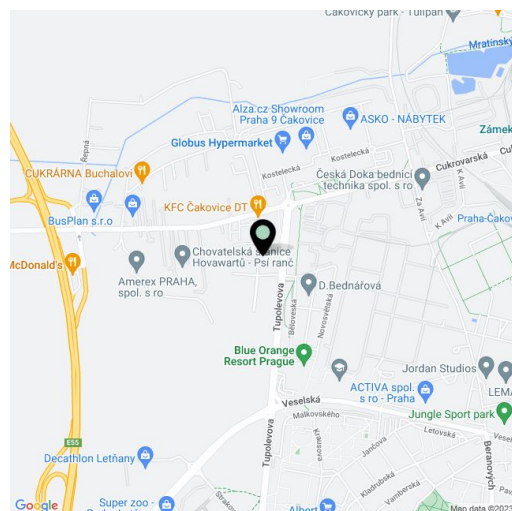
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation for window blinds, Laufen, Hansgrohe, Roltechnik, and Tece sanitary ware, 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 132.2 m<sup>2</sup>, usable area 125.7 m<sup>2</sup>, built-up area 82.2 m<sup>2</sup>, garden terrace 13.8 m<sup>2</sup>, garden 137.8 m<sup>2</sup>, plot 276 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.



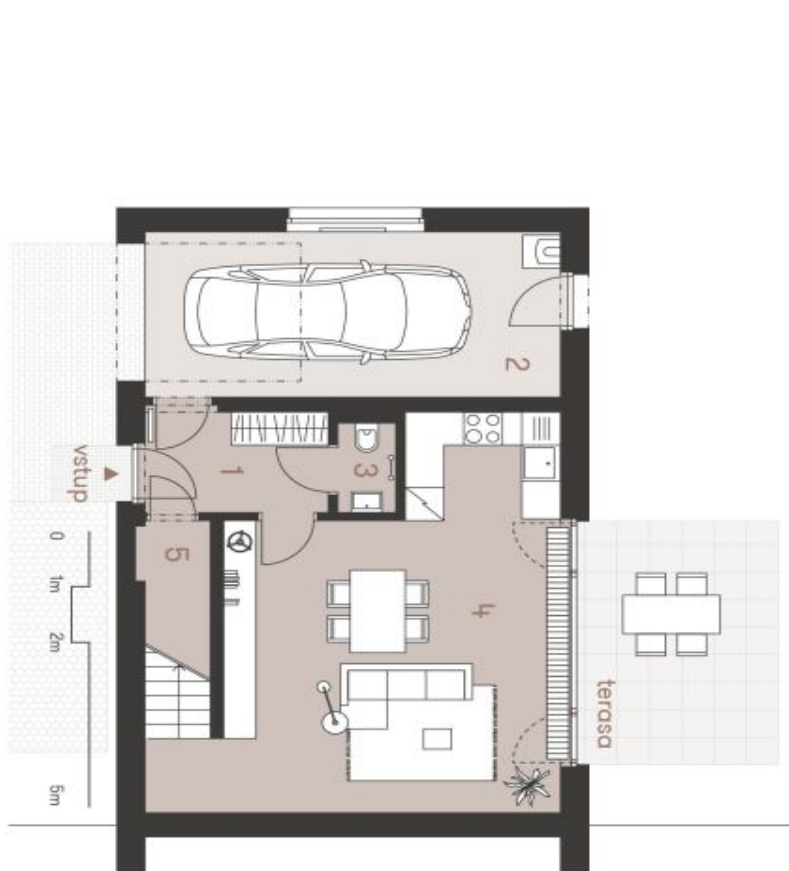


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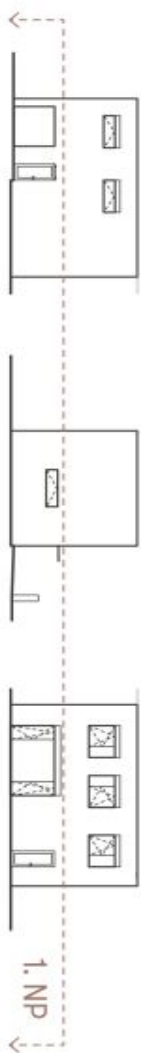
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NA PRAMENECH



Šedým písmem jsou domy představeny dispoziční řešením domu. Konkrétní linka a nábýlek nejsou součástí dodávky domu, zařizení je zobrazeno pouze pro názornost. Specifikace pro klenutí, povrchové úpravy a rozsvětlení je představena přílohou "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.



B33 | 4+kk | 132,24 m<sup>2</sup>

Etapa I.



| č.                           | místnost                | m <sup>2</sup> |
|------------------------------|-------------------------|----------------|
| 1                            | zábveň                  | 5,43           |
| 2                            | garáž                   | 19,38          |
| 3                            | wc                      | 1,46           |
| 4                            | obývací pokoj s kuchyní | 34,68          |
| 5                            | komora                  | 1,75           |
| užitná plocha 1. NP          |                         | 62,70          |
| terasa                       |                         | 13,81          |
| užitná plocha domu celkem    |                         | 125,69         |
| podlahová plocha domu celkem |                         | 132,24         |

www.domynapramenech.cz

Developer  
bpd development

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

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info@svoboda-williams.com

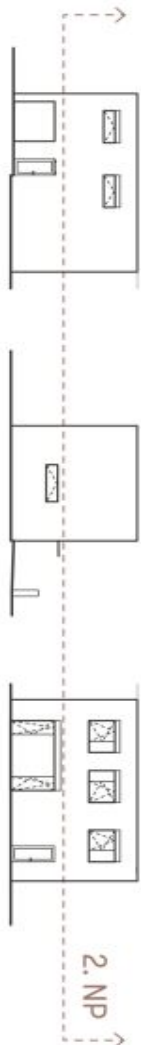


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Sošiemu plánu domu, predstavujúce dispozíciu riešení domu, konkrétny štýl a nábytok, nepôu súčasti dodávky domu, zariadení je zobrazená pouze pro názornost. Specifikace pro klenutí, povrchové úpravy a rozahy výhledů je představená přílohou "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

B33 | 4+kk | 132,24 m²

Etapa I.



| č.                           | místnost           | m²     |
|------------------------------|--------------------|--------|
| 6                            | chodba a schodiště | 11,91  |
| 7                            | koupelna           | 5,75   |
| 8                            | pokoř              | 17,12  |
| 9                            | pokoř              | 11,56  |
| 10                           | pokoř              | 13,53  |
| 11                           | komora             | 3,12   |
| užitná plocha 2. NP          |                    | 62,99  |
| užitná plocha domu celkem    |                    | 125,69 |
| podlahová plocha domu celkem |                    | 132,24 |

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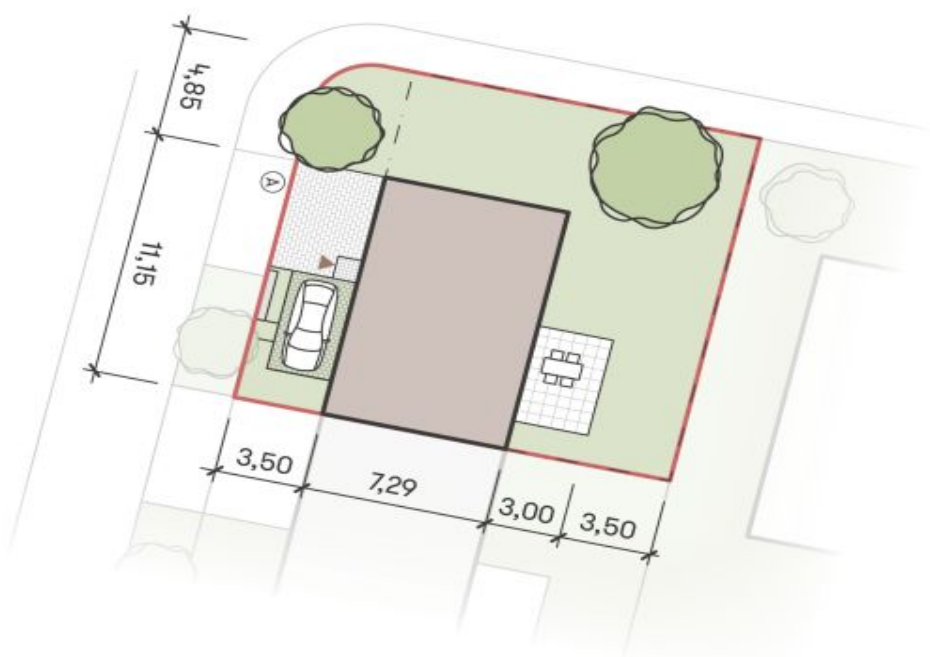
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Situace



B33 | 4+kk | 132,24 m<sup>2</sup>

Etapa I.



| plocha                 | m <sup>2</sup> |
|------------------------|----------------|
| zastavěná plocha domu  | 82,20          |
| zahradka               | 137,80         |
| ostatní plocha         | 56,00          |
| celková plocha pozemku | 276,00         |

- (A) sdrúžený pítř pro elektroměr a plynoměr
- hranice pozemku
- - - oplocení

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Etapa I.



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Exkluzivní prodejce  
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