



House Four-bedroom (5+kk)

163 m², Prague 9, Čakovice, Tupolevova

Sold





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Plot	266 m ²
Foot print	105 m ²
Garden	114 m ²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	35255

We have the exclusive right to sell this elegantly designed 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 hallway with a closet, 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, and a preparation for an en-suite bathroom, 3 bedrooms, and a bathroom.

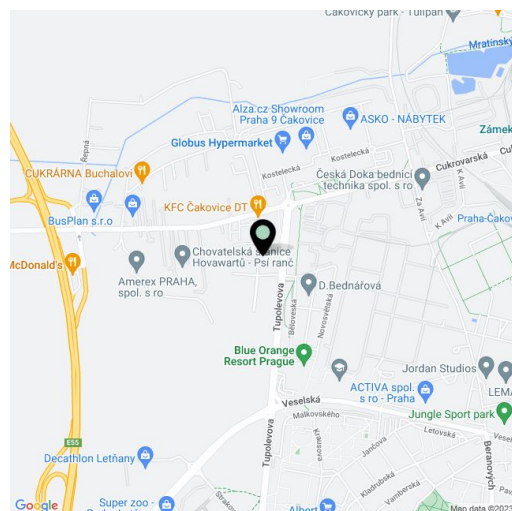
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation 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, a skate park, or a 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 172.4 m², useable area 163.1 m², built-up area 104.6 m², garden terrace 19.8 m², garden 114.4 m², plot 266 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.



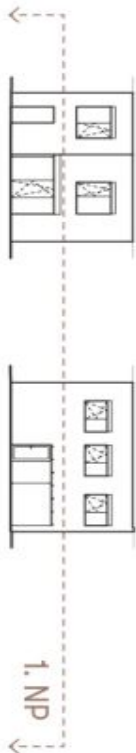


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NA PRAMENECH



Schematický plán domu představuje dispoziční řešení domu. Kuchyní má linku a nábytek nejpozději dodaný domem, zřízení je zobrazeno pouze pro názornost. Specifikace pro kování, povrchové úpravy a rozsvětlení je předložena přílohou "Standard nemovitosti". Developer si vyhrazuje právo na změny a upravení bez předchozího upozornění.

G47 | 5+kk | 172,44 m²

Etapa I.



č.	místnost	m ²
1	zábavní	9,26
2	wc	2,40
3	komora	3,78
4	obývací pokoj s kuchyní	42,83
5	garáž	24,59
užitná plocha 1. NP		82,86
terasa		19,83
užitná plocha domu celkem		163,12
podlahová plocha domu celkem		172,44

www.domynapramenech.cz

Developer
bpd development

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

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

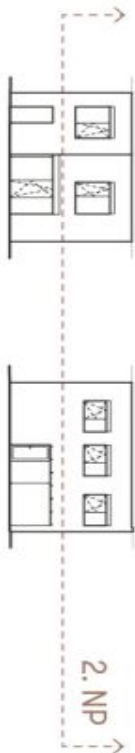


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Sešlano předem pro domy, předem vydané dispoziční řádky domu, kuchyní, nábytkem a vybavením domu, zařízení je zobrazeno pouze pro informaci. Specifikace pro kování, povrchové úpravy a rozsvícení je předem vydaná "Standardní specifikace". Developer si vyhrazuje právo na změny a upravení bez předchozího upozornění.

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č.	místnost	m ²
6	chodba a schodiště	14,68
7	pokoj	9,71
8	pokoj	11,35
9	pokoj	12,71
10	koupelna	6,56
11	šatna	4,22
12	šatna (možnost koupelny)	4,08
13	pokoj	16,95
užitná plocha 2. NP		80,26
užitná plocha domu celkem		163,12
podlahová plocha domu celkem		172,44

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Etapa I.



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

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Exkluzivní prodejce
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