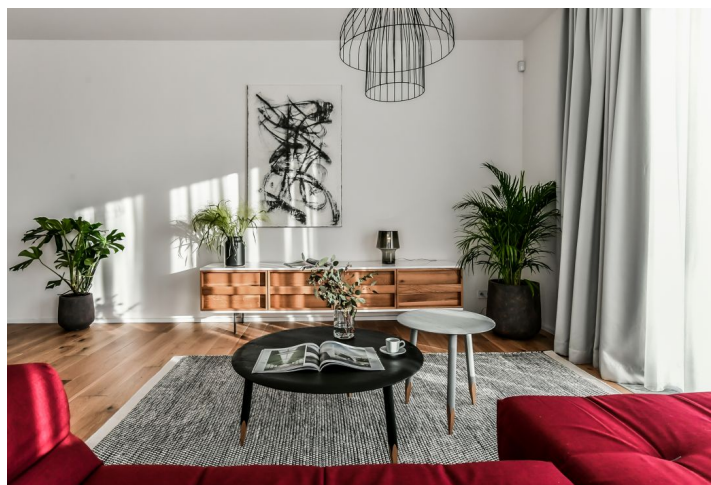




House Four-bedroom (5+kk)

Sold

165 m², Prague 9, Čakovice, Schollova





House Four-bedroom (5+kk)

Sold

165 m², Prague 9, Čakovice, Schollova

Plot	364 m²
Foot print	107 m²
Garden	182 m²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	36583

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 in the 2nd phase will be completed in summer 2021.

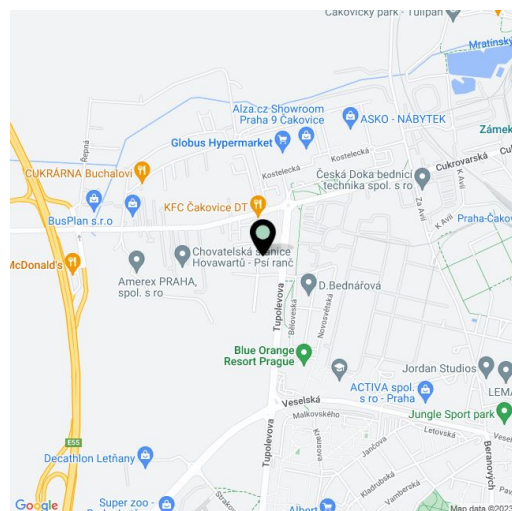
On the ground floor, there will be a living room with an open plan kitchen, a dining room, and access to a terrace **connected to the garden**, a hallway with a closet, a toilet, and access to the **garage**. Upstairs, accessible from the staircase from the living room there will be a master bedroom 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 173.9 m², useable area 164.5 m², built-up area 106.8 m², garden terrace 22.4 m², garden 182.2 m², plot 416 m²

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





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Sold

NA PRAMENECH



Soňkšm pldk jst domu pŕedlozŕe dŕopozitŕn ŕešm domu. Kuchynskŕ lŕnk s nŕbŕjŕkŕ nŕjsoz součtŕnŕ dŕodŕvŕj domu, zŕřzŕnŕ jst sŕbzŕzŕnŕj pozŕe pŕo nŕzŕmŕnŕ. Specifŕkŕce pŕo kŕnŕnŕkŕkŕ, pŕovŕzŕnŕj ŕjzŕnŕj s nŕzŕzŕ vŕbzŕnŕ jst pŕedlozŕm gŕŕŕŕŕŕ. "Standard nŕmŕvŕtŕnŕ". Dŕvŕlŕpŕr sŕ vŕbzŕzŕj pŕŕso nŕ zŕnŕj s ŕpŕŕvŕnŕnŕ bzŕz pŕedlozŕnŕj ŕpŕzŕnŕnŕ.

G23 | 5+kk | 173,87 m²
Etapa II.



č.	mŕstŕnŕst	m ²
1	zŕdŕvŕŕ	9,26
2	wc	2,40
3	komŕnŕ	3,78
4	obŕjvŕcŕj pokŕj s kuchynŕnŕ	42,83
5	garŕž	25,30
uŕŕŕnŕ pŕochŕ 1. NP		83,57
terŕsŕ		22,40
uŕŕŕnŕ pŕochŕ domu celkem		164,54
podlŕhŕvŕ pŕochŕ domu celkem		173,87

www.domynapramenech.cz

Developer
bpd development

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE
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Na Perŕŕŕgne 2, 110 00 Pŕŕŕhŕ 1
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NA PRAMENECH



Bohatší představa domu představuje dispozici řešené domu. Konkrétní linka a nábytek nejsou součástí dohodovaného domu, zobrazení je zobrazeno pouze pro názornost. Specifikace pro keramiku, povrchové úpravy a rozsah výbavy je představen přílohou "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

G23 | 5+kk | 173,87 m²
Etapa II.



č.	místnost	m ²
6	chodba a schodiště	14,68
7	pokoj	10,04
8	pokoj	11,73
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		80,97
užitná plocha domu celkem		164,54
podlahová plocha domu celkem		173,87

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Situace



G23 | 5+kk | 173,87 m²

Etapa II.



plocha	m ²
zastavěná plocha domu	106,81
zahroda	182,19
ostatní plocha	75,00
celková plocha pozemku	364,00

- (A) sdrúžený pílř pro elektroněř a plynoměr
- hranice pozemku
- oplocení

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bpd development
Developer

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Celková situace



NA PRAMENECH

G23 | 5+kk | 173,87 m²

Etapa II.



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