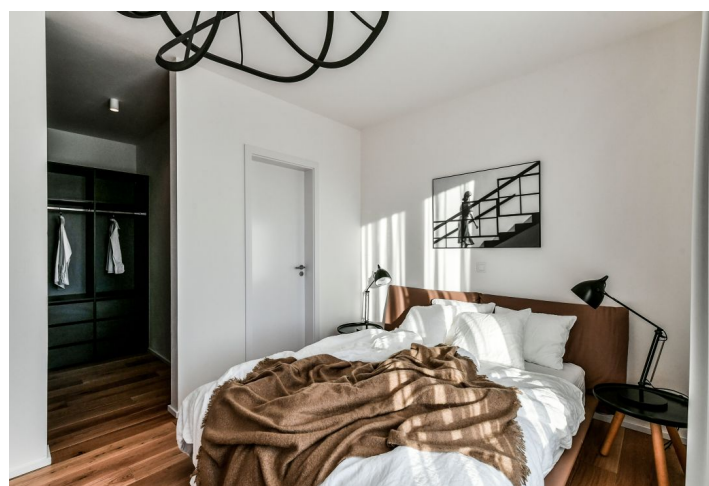
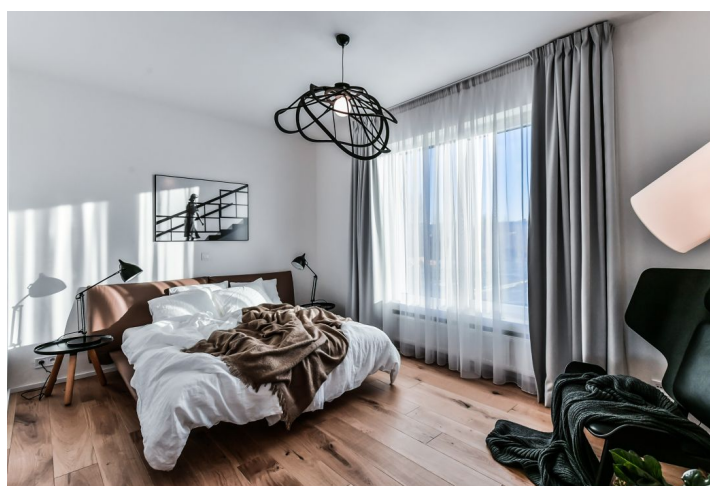




House Four-bedroom (5+kk)

163 m², Prague 9, Čakovice, Tupolevova

Sold





House Four-bedroom (5+kk)

Sold

163 m², Prague 9, Čakovice, Tupolevova

Plot	249 m²
Foot print	105 m²
Garden	97 m²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	36585

This elegantly designed 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.

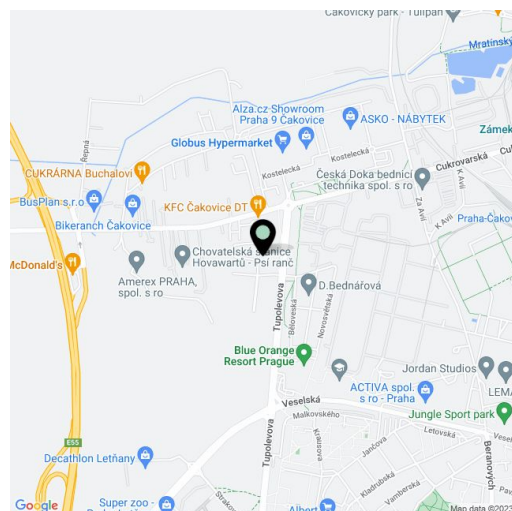
On the ground floor, there will be a living room with an open plan kitchen, a dining room, and access to a terrace **connected to the garden**, a hallway with a closet, a toilet, and access to the **garage**. Upstairs, accessible from the staircase from the living room there will be a master bedroom 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 172.4 m², useable area 163.1 m², built-up area 104.6 m², garden terrace 19.8 m², garden 97.4 m², plot 249 m²

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





House Four-bedroom (5+kk)

163 m², Prague 9, Čakovice, Tupolevova

Sold

NA PRAMENECH



Soňkšm pldet jst domu pŕedloženŕe rešenŕ domu. Kuchynskŕ lŕinka a nŕbŕjlek napjso současnŕ dŕodŕvŕj domu, zŕřzenŕ jst zŕřzenŕ pŕazŕe pro nŕzornost. Specifickŕe pro klenŕbŕkŕ, pŕevŕŕovŕj ŕjstŕvŕj a nŕzŕŕŕ vŕbŕenŕ jst pŕedloženŕ pŕŕŕhŕ "Standard nemŕovitŕstŕ". Developer ŕŕ vŕbŕzŕjŕ pŕŕso nŕ zŕnŕjŕ a ŕpŕŕvenŕŕ bezŕ pŕedloženŕho ŕpŕoznŕnŕŕ.

G21 | 5+kk | 172,44 m²
Etapa II.



č.	mŕstnost	m ²
1	zŕdŕveŕŕ	9,26
2	wc	2,40
3	komŕora	3,78
4	obŕyvŕcŕj pokŕj s kuchynŕŕ	42,83
5	garŕŕ	24,59
uŕŕŕnŕ pŕochŕa 1. NP		82,86
terasa		19,83
uŕŕŕnŕ pŕochŕa domu celkem		163,12
podlahovŕ pŕochŕa domu celkem		172,44

www.domynapramenech.cz

Developer
bpd development

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE
Exkluzivnŕ prodŕŕŕce
Na Perŕŕŕne 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
info@svoboda-williams.com



House Four-bedroom (5+kk)

163 m², Prague 9, Čakovice, Tupolevova

Sold

NA PRAMENECH



Soňano předání domu předloženoje dispozice řešené domu. Kuchynská linka a nábylek nejsou součástí dovozu domu, zřízení je zahrnuto pouze pro informaci. Specifikace pro keramiku, povrchové úpravy a rozsah výhledů je předložena přílohou "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

G21 | 5+kk | 172,44 m²
Etapa II.



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

www.domynapramenech.cz

Developer
bpd development

svoboda&williams | Ekluzivní prodejce
CHRISTIE'S
INTERNATIONAL REAL ESTATE
Na Perštýně 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
info@svoboda-williams.com



House Four-bedroom (5+kk)

163 m², Prague 9, Čakovice, Tupolevova

Sold

Situace

NA PRAMENECH



plocha	m ²
zastavěná plocha domu	104,64
zahradu	97,36
ostatní plocha	47,00
celková plocha pozemku	249,00

www.domynapramenech.cz

Developer
bpd development

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE
Exkluzivní prodejce
Na Perštýně 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
info@svoboda-williams.com

G21 | 5+kk | 172,44 m²
Etapa II.



House Four-bedroom (5+kk)

163 m², Prague 9, Čakovice, Tupolevova

Sold

Celková situace



NA PRAMENECH

G21 | 5+kk | 172,44 m²

Etapa II.



www.domynapramenech.cz

bpd development
Developer

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE
Exkluzivní prodejce
Na Perštýně 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
info@svoboda-williams.com