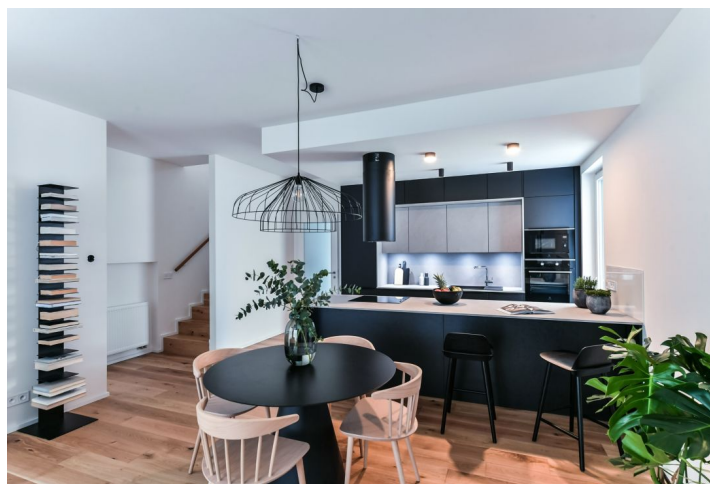




House Four-bedroom (5+kk)

Sold

163 m², Prague 9, Čakovice, Schollova





House Four-bedroom (5+kk)

Sold

163 m², Prague 9, Čakovice, Schollova

Plot	388 m²
Foot print	105 m²
Garden	255 m²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	36590

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.

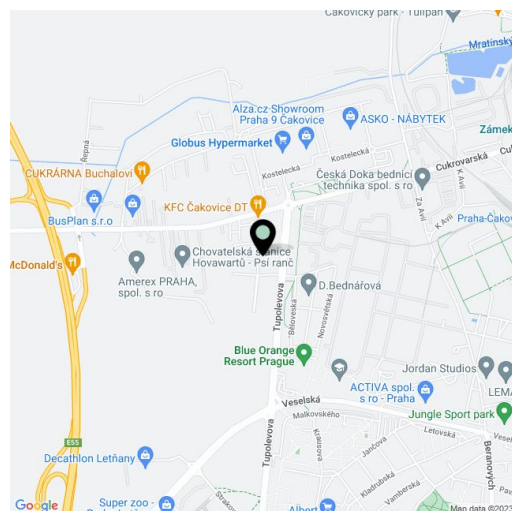
On the ground floor, there will be a living room with an open plan kitchen, a dining room, and access to a terrace **connected to the garden**, a hallway with a closet, a toilet, and access to the **garage**. Upstairs, accessible from the staircase from the living room there will be a master bedroom 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 172.6 m², useable area 163.3 m², built-up area 105.3 m², garden terrace 19.8 m², garden 254.7 m², plot 388 m²

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





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Sold

NA PRAMENECH



Soňano pŕedloŕ je u domu pŕedloŕedle dŕopŕoŕenŕ ŕeŕem domu. Kuchynskŕ lŕinka a nŕbŕjlek napŕou souŕdŕit dŕodŕvŕj domu, zŕŕeŕenŕ je zŕŕezanŕa pouŕe pŕo nŕzŕnost. Specifickŕe pŕo kŕnŕnŕvŕkŕ, pŕovŕŕovŕj ŕjstŕvŕj a nŕzŕŕh vŕbŕenŕŕ je pŕedloŕedlŕm pŕŕŕŕŕŕŕ. Developer ŕŕ vŕbŕezŕje pŕŕoŕu nŕ zŕeŕŕŕj a ŕpŕŕŕenŕŕ bez pŕedloŕedlŕho ŕpŕoznŕnŕŕŕ.

G18 | 5+kk | 172,59 m²
Etapa II.



č.	mŕstnost	m ²
1	zŕdŕveŕŕ	9,26
2	wc	2,40
3	komŕora	3,78
4	obŕvŕovŕj pokŕj s kuchynŕŕ	43,00
5	garŕŕŕ	24,59
uŕŕŕŕnŕ plocha 1. NP		83,03
terasa		19,83
uŕŕŕŕnŕ plocha domu celkem		163,29
podlahovŕ plocha domu celkem		172,59

www.domynapramenech.cz

Developer
bpd development

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE
Exkluzivnŕŕ prodŕŕŕŕce
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NA PRAMENECH



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

G18 | 5+kk | 172,59 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		163,29
podlahová plocha domu celkem		172,59

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Developer
bpd development

svoboda&williams | Ekluzivní prodejce
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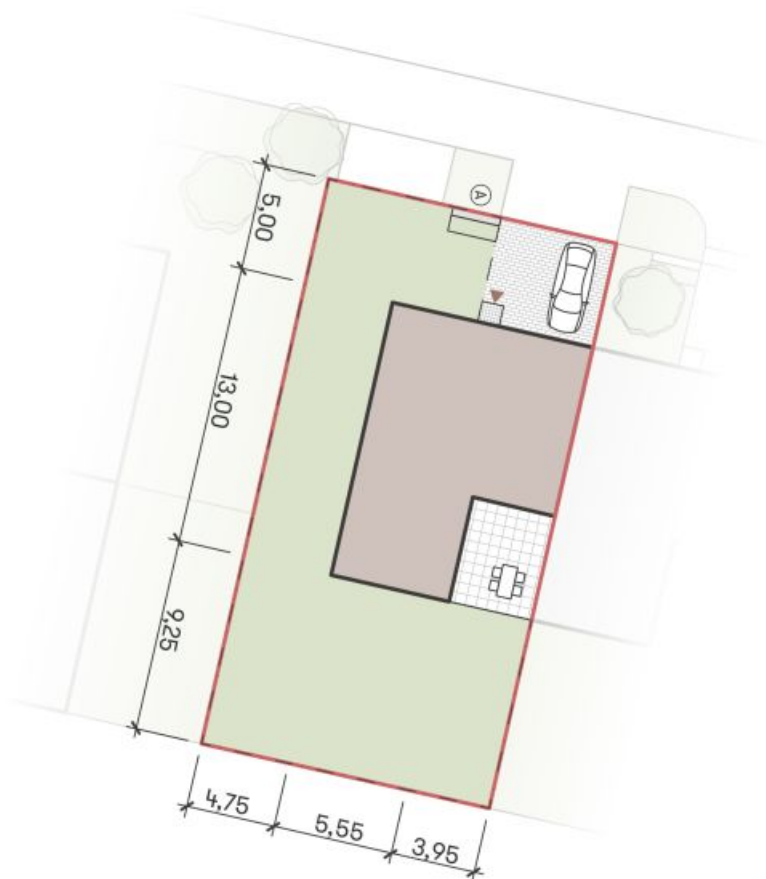


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Sold

Situace



NA PRAMENECH

G18 | 5+kk | 172,59 m²

Etapa II.



plocha m²

zastavěná plocha domu	105,27
zahroda	254,73
ostatní plocha	28,00
celková plocha pozemku	388,00

(A) sdrúžený piliř pro elektroněř
a plynoměr

— hranice pozemku

- - - - - oplocení

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Sold

Celková situace



NA PRAMENECH

G-18 | 5+kk | 172,59 m²

Etapa II.



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Developer
bpd development

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