



House Four-bedroom (5+kk)

142 m², Prague 9, Čakovice, Tupolevova

Sold





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Plot	307 m ²
Foot print	92 m ²
Garden	152 m ²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	36591

We have the exclusive right to sell this elegantly designed corner 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 in the 2nd phase will be completed in summer 2021.

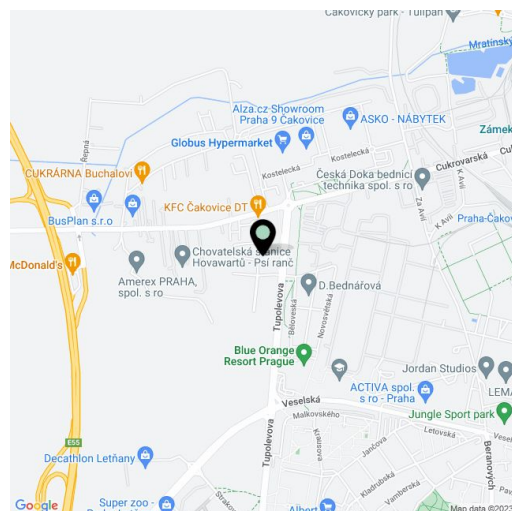
On the ground floor, there will be a living room with an open plan kitchen, a dining room, and access to a terrace **connected to the garden**, a hallway with a closet, a toilet, and access to the **garage**. Upstairs, accessible from the staircase from the living room there will be a master bedroom with a 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 148.9 m², useable area 142.2 m², built-up area 91.8 m², garden terrace 15.6 m², garden 152.2 m², plot 307 m²

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



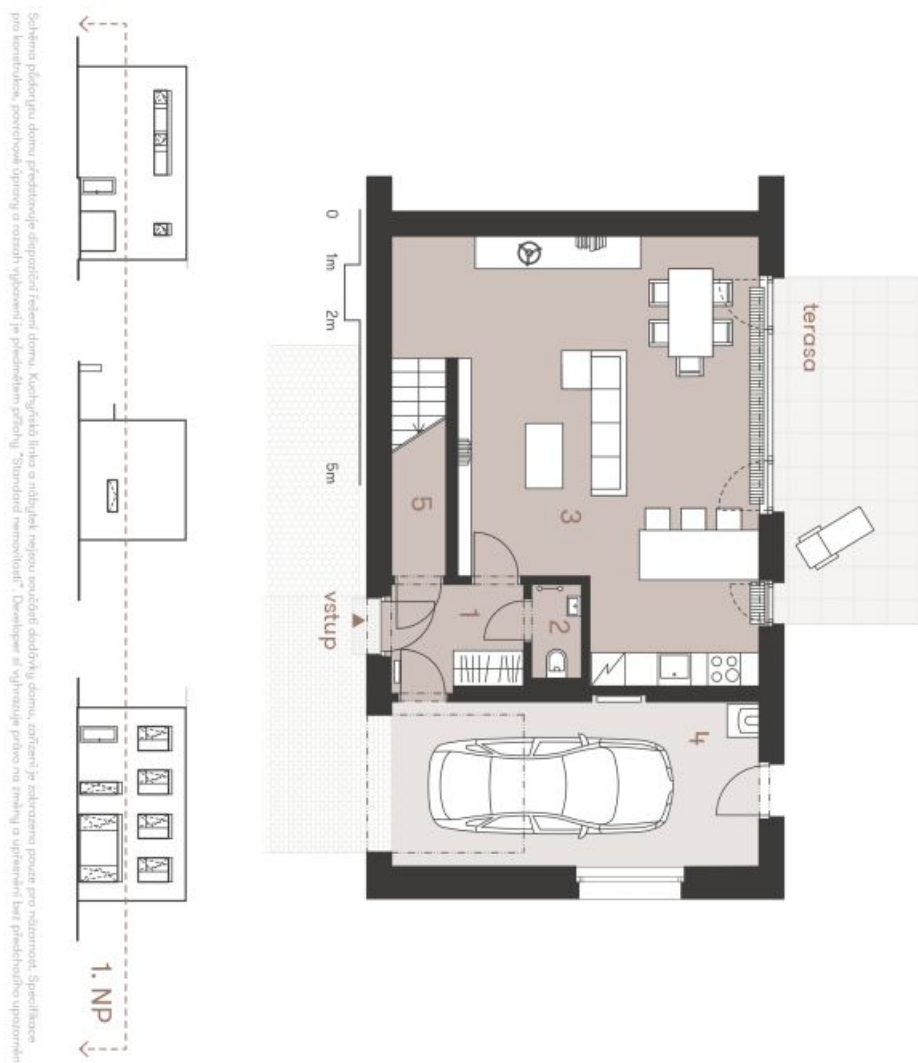


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NA PRAMENECH



P105 | 5+kk | 148,89 m²
Etapa II.



č.	mřstnost	m²
1	zřdveřř	4,70
2	wc	1,67
3	obřvřacř pokoj s kuchynř	43,40
4	garáž	20,12
5	komora	1,78
uřřtnř plocha 1. NP		71,67
terasa		15,60
uřřtnř plocha domu celkem		142,23
podlahovř plocha domu celkem		148,89

www.domynapramenech.cz

Developer
bpd development

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE
Ekluzivnř prodřjece
Na Perřřpne 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
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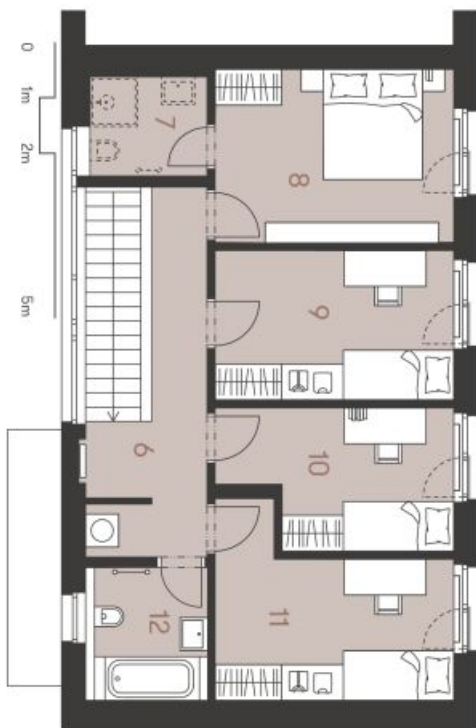


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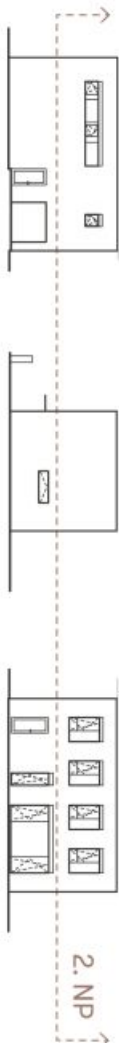
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Bohemia přelom je domu předložený dispoziční plán domu. Konkrétní linka a nábytek nejsou součástí dobového domu, zobrazení je zobrazeno pouze pro názornost. Specifikace pro klenutí, povrchové úpravy a rozložení je předložením přílohy "Standard nemovitosti". Developer si vyhrazuje právo na změny a upravení bez předchozího upozornění.



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č.	místnost	m ²
6	chodba a schodiště	14,40
7	možnost koupelny	3,82
8	pokoje	13,68
9	pokoje	11,72
10	pokoje	9,77
11	pokoje	12,25
12	koupelna	4,92
užitná plocha 2. NP		70,56
užitná plocha domu celkem		142,23
podlahová plocha domu celkem		148,89

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plocha	m ²
zastavěná plocha domu	91,76
zahradu	152,24
ostatní plocha	63,00
celková plocha pozemku	307,00

- (A) sdrúžený pílř pro elektronřer a plynomřer
- hranice pozemku
- oplocení

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