



## House Three-bedroom (4+kk)

136 m², Prague 9, Čakovice, Tupolevova

**Sold**





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|                  |                                             |
|------------------|---------------------------------------------|
| Plot             | 364 m²                                      |
| Foot print       | 101 m²                                      |
| Garden           | 193 m²                                      |
| Parking          | Garage parking space and place on the plot. |
| Garage           | Yes                                         |
| Cellar           | -                                           |
| PENB             | B                                           |
| Reference number | 36603                                       |

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.

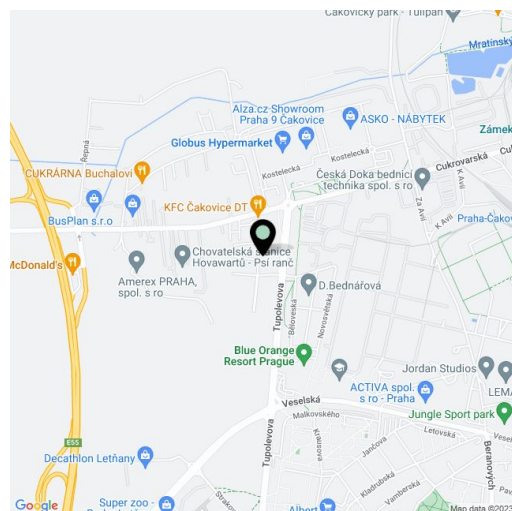
On the ground floor, there will be a living room with an open plan kitchen, a dining room, and access to a terrace **connected to the garden**, a closet, and a hallway with a toilet and access to the **garage**. Upstairs, accessible from the staircase from the living room there will be a master bedroom with a dressing room (or possible en-suite bathroom) and access to the **terrace**, a 2nd bedroom with French windows towards the terrace, a 3rd bedroom, a bathroom, and a hallway.

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, skate park, or 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 142.2 m², usable area 136.3 m², built-up area 101.3 m², garden terrace 15 m², terrace 17.2 m², garden 192.7 m², plot 364 m²

For more information about the project visit the website  
[www.domynapramenech.cz](http://www.domynapramenech.cz).





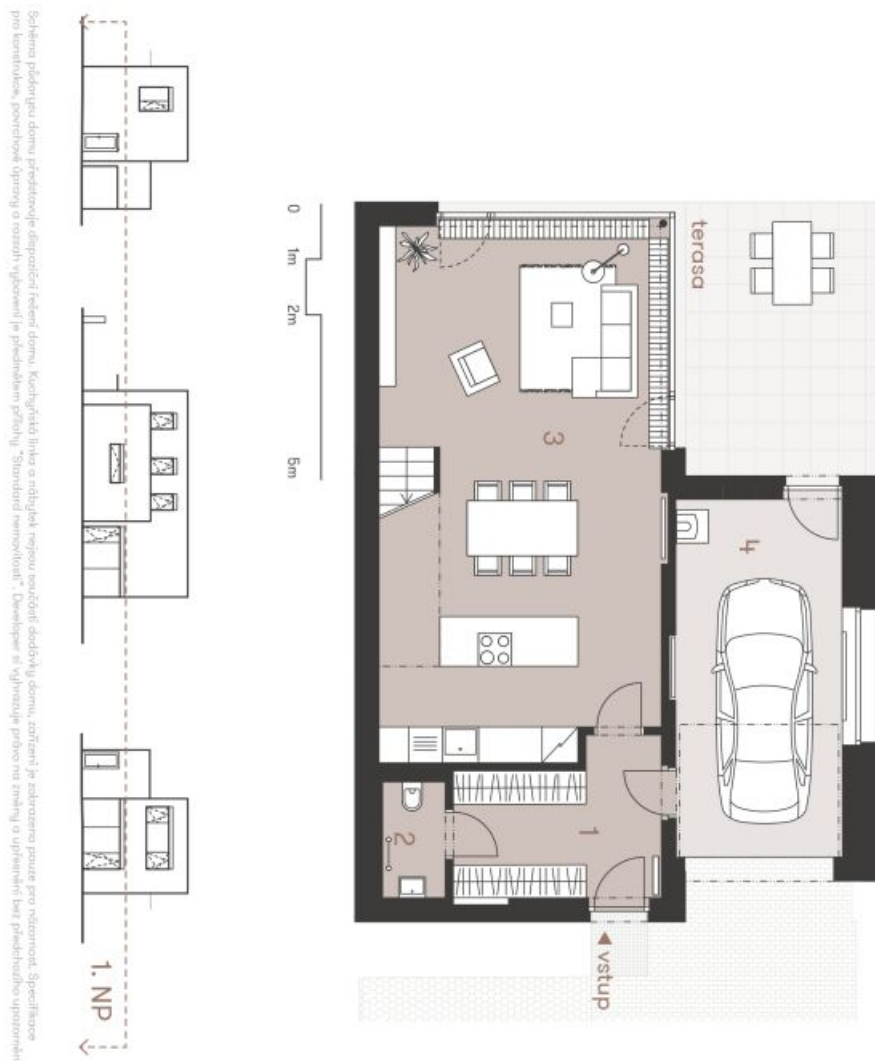


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NA PRAMENECH



Bohatý přehled domu předvede podle dispozice reálný domů. Kuchynská linka a nábytek nejsou součástí dohodů domů, zůstaní je zabudovaná pouze pro informaci. Specifikace pro klenutí, povrchové úpravy a rozložení je předložená přílohou "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

C26 | 4+kk | 142,23 m<sup>2</sup>  
Etapa II.

| č.                           | místnost                | m <sup>2</sup> |
|------------------------------|-------------------------|----------------|
| 1                            | zábav                   | 9,84           |
| 2                            | wc                      | 2,32           |
| 3                            | obývací pokoj s kuchyní | 47,27          |
| 4                            | garáž                   | 19,60          |
| užitná plocha 1. NP          |                         | 79,03          |
| terasa                       |                         | 14,98          |
| užitná plocha domu celkem    |                         | 136,29         |
| podlahová plocha domu celkem |                         | 142,23         |

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



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Bohatší představa domu předvedením dispozicí řešené domu. Konkrétní linka a nábylek nejsou součástí dohodovaného domu, zobrazení je zobrazeno pouze pro názornost. Specifikace pro kování, povrchové úpravy a rozsah výbavy je předánem přílohu "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

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Etapa II.

| č.                           | místnost                 | m²     |
|------------------------------|--------------------------|--------|
| 6                            | chodba a schodiště       | 14,11  |
| 7                            | pokoj                    | 14,61  |
| 8                            | žatna (možnost koupelny) | 3,78   |
| 9                            | pokoj                    | 9,44   |
| 10                           | pokoj                    | 10,19  |
| 11                           | koupelna                 | 4,83   |
| užitná plocha 2. NP          |                          | 57,26  |
| terasa                       |                          | 17,20  |
| užitná plocha domu celkem    |                          | 136,29 |
| podlahová plocha domu celkem |                          | 142,23 |

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### Situace



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Etapa II.



| plocha                 | m <sup>2</sup> |
|------------------------|----------------|
| zastavěná plocha domu  | 101,28         |
| zahradu                | 192,72         |
| ostatní plocha         | 70,00          |
| celková plocha pozemku | 364,00         |

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### Celková situace



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Etapa II.



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