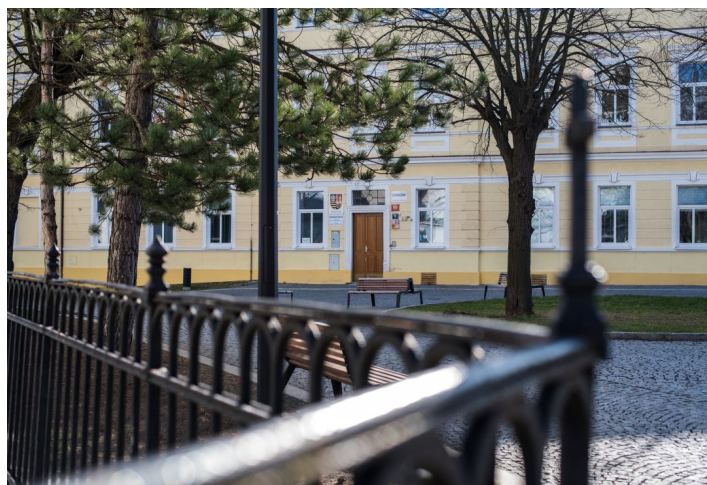




House Three-bedroom (4+kk)

Sold

126 m², Prague 9, Čakovice, Tupolevova





House Three-bedroom (4+kk)

Sold

126 m², Prague 9, Čakovice, Tupolevova

Plot	326 m²
Foot print	82 m²
Garden	192 m²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	37455

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 will be completed in spring 2022.

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, 2 more bedrooms, a bathroom, a pantry, and a hallway.

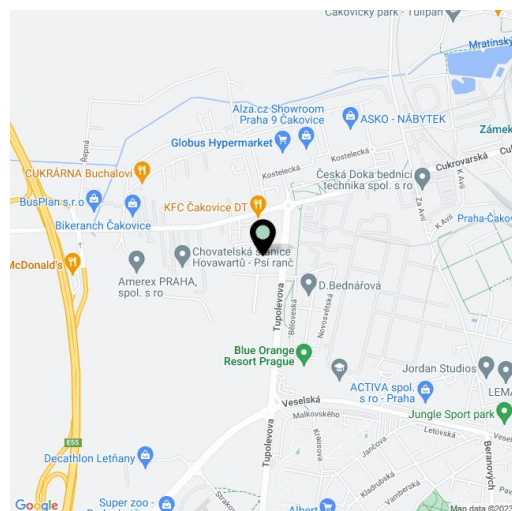
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation for window blinds, Laufen, Hansgrohe, Roltechnik, and Tece sanitary ware, underfloor heating, 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 132.4 m², usable area 125.8 m², built-up area 82.2 m², garden terrace 13.8 m², garden 191.8 m², plot 326 m²

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

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



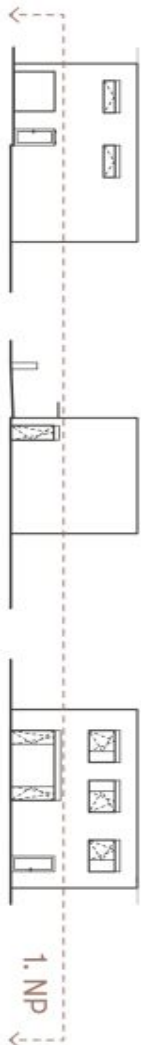
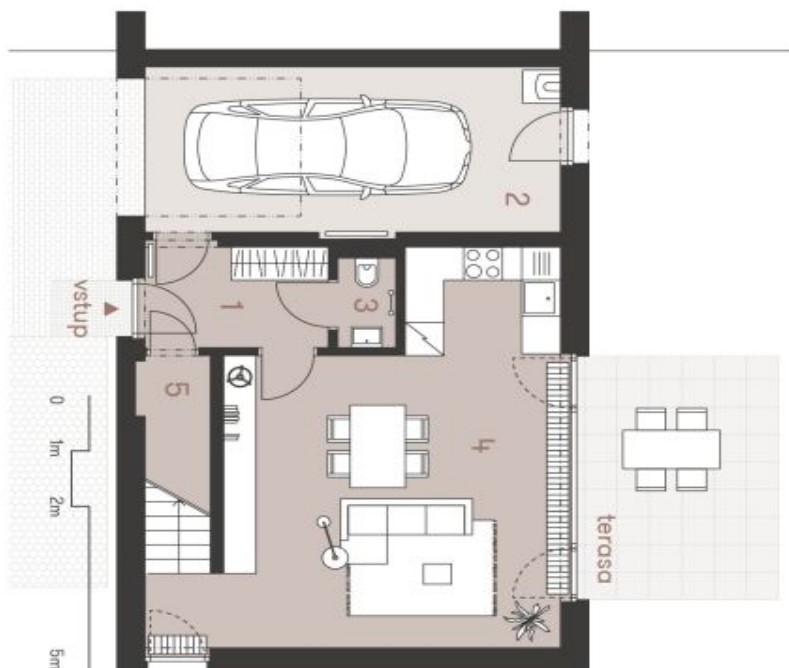


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126 m², Prague 9, Čakovice, Tupolevova

Sold

NA PRAMENECH



Soštemo pldem gsu domu, představené dispozice řešení domu, konkrétního linka a nřbylák nejpozu součastí dodávky domu, zřizování je zřizována pouze pro nřzostnost. Specifikace pro klenutí, povrchové úpravy a rozřaz vřizování je představená přřizují "Standard nemovitostí". Developer si vřizuje přřizování a upřizování bez předchozího upozornění.

B8 | 4+kk | 132,40 m²

Etapa III.



č.	místnost	m ²
1	zřdveř	5,43
2	garáž	19,38
3	wc	1,46
4	obřivací pokoj s kuchyní	34,83
5	komora	1,75
užitná plocha 1. NP		62,85
terasa		13,81
užitná plocha domu celkem		125,84
podlahová plocha domu celkem		132,40

www.domynapramenech.cz

Developer
bpd development

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Na Perřtřine 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
info@svoboda-williams.com

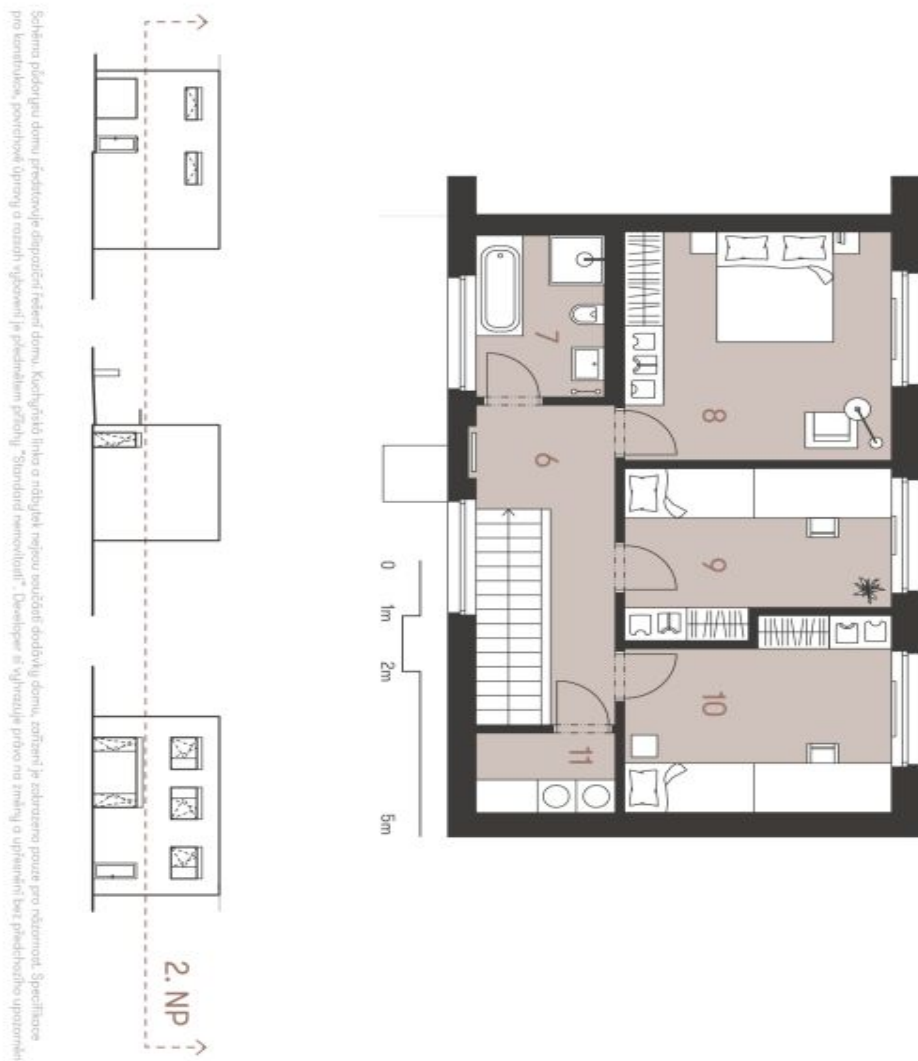


House Three-bedroom (4+kk)

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Sold

NA PRAMENECH



Sošiemu plánu domu predstavuje dispozícia reťeň domu. Kuchynská linka a nábýtok nepôu súčasť dodávky domu, zostávajú je zariadené pouze pro nájemníka. Specifické pro klenutí, povrchové úpravy a rozložení je představeno přílohou "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

B8 | 4+kk | 132,40 m²

Etapa III.



č.	místnost	m ²
6	chodba a schodiště	11,91
7	koupelna	5,75
8	pokoј	17,12
9	pokoј	11,56
10	pokoј	13,53
11	komora	3,12
užitná plocha 2. NP		62,99
užitná plocha domu celkem		125,84
podlahová plocha domu celkem		132,40

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Developer
bpd development

svoboda&williams | Ekluzivní prodejce
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NA PRAMENECH



B8 | 4+kk | 132,40 m²

Etapa III.



plocha	m²
zastavěná plocha domu	82,20
zahradka	191,80
ostatní plocha	52,00
celková plocha pozemku	326,00

- Ⓐ sdružený piliř pro elektroměr a plynoměr
- hranice pozemku
- - - - - oplotení

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Developer
bpd development

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Situace



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NA PRAMENECH



B8 | 4+kk | 132,40 m²

Etapa III.



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Developer
bpd development

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Exkluzivní prodejce
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Celková situace