



Apartment Two-bedroom (3+kk)

Sold

74.27 m², Praha 9, Čakovice, Kurta Hubera





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Total area	81 m ²
Floor area*	74 m ²
Terrace	7 m ²
Front garden	155 m ²
Parking	Covered parking space incl. in the price
Cellar	Yes
PENB	B
Reference number	102113

This new build ground floor apartment with a loggia and a private garden is located in a cozy residential project designed by the renowned ADR architectural studio, on the border of Čakovice, Letňany, and Ďáblice, within reach of complete services and nature. The new apartment building with 15 units is the next stage of the successful Na Pramenech project, consisting of family houses set in greenery. Expected completion date is in first half of 2024.

The purposeful layout consists of a living room with a preparation for a kitchen, 2 bedrooms, a foyer, a closet, a bathroom, and a separate toilet. From the living, room it is possible to enter the loggia and the garden.

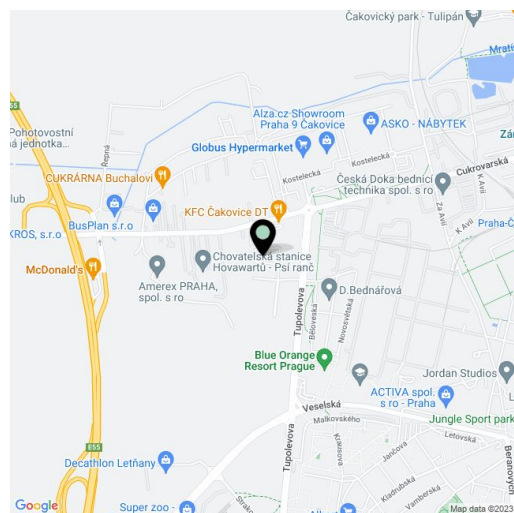
The high-quality standard includes **three-layer wooden floors, Laufen Pro, Roth, and Kaldewei** sanitary ware, **Hansgrohe** faucets, large-format ceramic tiles by the traditional **Rako** Czech brand, security entrance doors, DOORNITE interior panel doors, plastic windows in anthracite (exterior) and white (interior) with interior window sills made of lacquered MDF board and with a preparation for exterior blinds. The apartment includes a **cellar** and a **covered parking space** on the adjacent plot. The building is equipped with an **elevator**.

In the immediate vicinity are 2 shopping centers and small shops, as well as **plenty of opportunities for sports activities**. A **metro station** is a 5-minute bus ride away, with a stop nearby. There are **direct train connections** from the nearby **railway station to the city center** to the Masaryk Railway Station. Kindergartens and elementary schools or a **high school, an outdoor and indoor swimming pool, a bike path, a skate park, or a multifunctional sports center** are within easy reach. The location is very nice thanks to the nearby green areas of the **Ďáblický Grove** and the **Letňany forest park**.

Floor area 74.27 m² (including cellar 4.57 m²), terrace 6.8 m², garden 155 m².

For more information, please visit the project website

www.bytnapramenech.cz



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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NA PRAMENECH bytový dům Praha 9

* Schéma podlažního bytu představuje dispozici včetně bytu. Kuchynská linka a nábytek nejsou součástí dodávky bytu, zobrazení je zobrazeno pouze pro názornost. Specifikace pro konstrukci, povrchové úpravy a rozah vybavení je předáném přílohu "Standardní" Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Podlahová plocha bytu je včetně plochy přístřeška a vnitřních nosných stěn dle vládního nařízení 366/2013 Sb.



0 1m 2m 5m

Byt 5 | 3+kk | 1. NP



č.	místnost	m ²
1	předstíň	5,25
2	chodba	4,90
3	komora	1,60
4	wc	1,67
5	koupelna	4,13
6	pokoř	9,22
7	pokoř	12,05
8	obývací pokoř s kuchyní	26,18
užitná plocha		65,00
sklep		4,57
podlahová plocha*		74,27
9	lodžie	6,80
10	zahroda	155,00
krytá parkovací stání		

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Developer
bpd development

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