



## Apartment Two-bedroom (3+kk)

Sold

72.07 m<sup>2</sup>, Prague 9, Čakovice, Kurta Hubera





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Total area	78 m <sup>2</sup>
Floor area*	72 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	Covered parking space incl. in the price
Cellar	2 m <sup>2</sup>
PENB	B
Reference number	102150

This new build 1st floor apartment with a loggia 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.

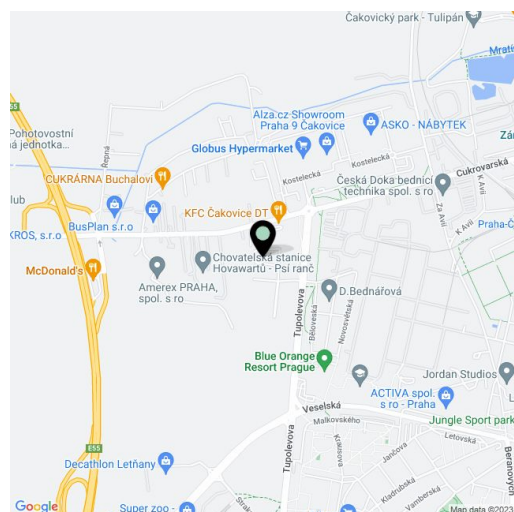
The purposeful layout consists of a living room with a preparation for a kitchen, 2 bedrooms, a foyer, a closet, a bathroom, and a separate toilet. From the living, room it is possible to enter the loggia.

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 72.07 m<sup>2</sup> (including cellar 2.37 m<sup>2</sup>), terrace 5.6 m<sup>2</sup>.

For more information, please visit the project website [www.bytynapramenech.cz](http://www.bytynapramenech.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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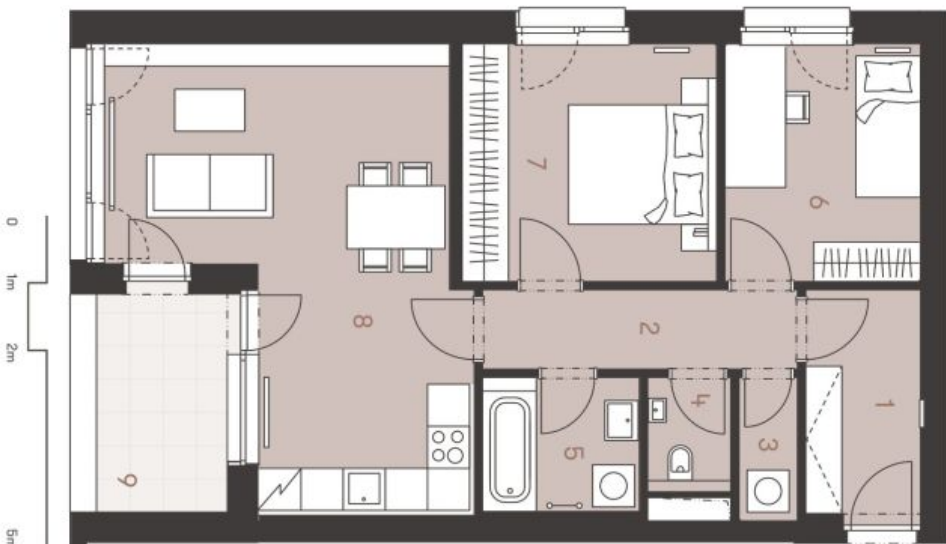
Sold

NA PRAMENECH

bytový dům Praha 9



\* Schéma podlažního bytu představuje dispozici řešené bytu. Kuchynská linka a nábytek nejsou součástí dohodky bytu, zobrazení je zobrazeno pouze pro názornost. Specifikace pro konstrukci, povrchové úpravy a rozahy vzhovně je předněm přílohu "Standardy" Developer si vyznačuje přívěs no změny a upřesnění bez předchozího upozornění. Podlahová plocha bytu je včetně ploch přístěk a vnitřních nosných stěn dle vládního nařízení 366/2013 Sb.



Byt 10 | 3+kk | 2. NP



č.	místnost	m <sup>2</sup>
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
	<b>užitná plocha</b>	<b>65,00</b>

	sklep	2,37
	<b>podlahová plocha*</b>	<b>72,07</b>
9	lodžie	5,60
	krýglé parkovací stání	

www.bytnpramenech.cz

Developer  
bpd development

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

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