



## 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**.

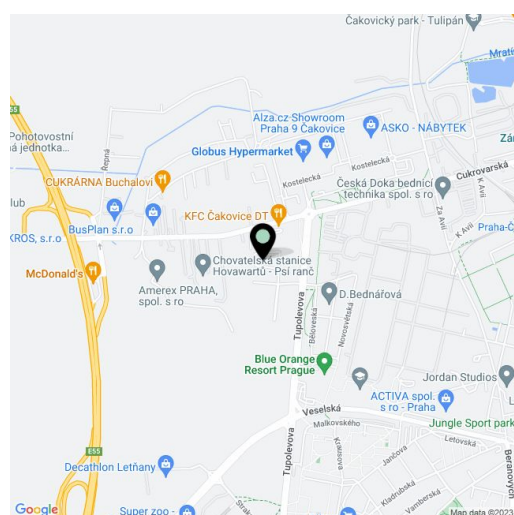
The purposeful layout consists of a living room with a preparation for a kitchen, 2 bedrooms, a foyer, a closet, a bathroom, and a separate toilet. From the living, room it is possible to enter the **loggia**.

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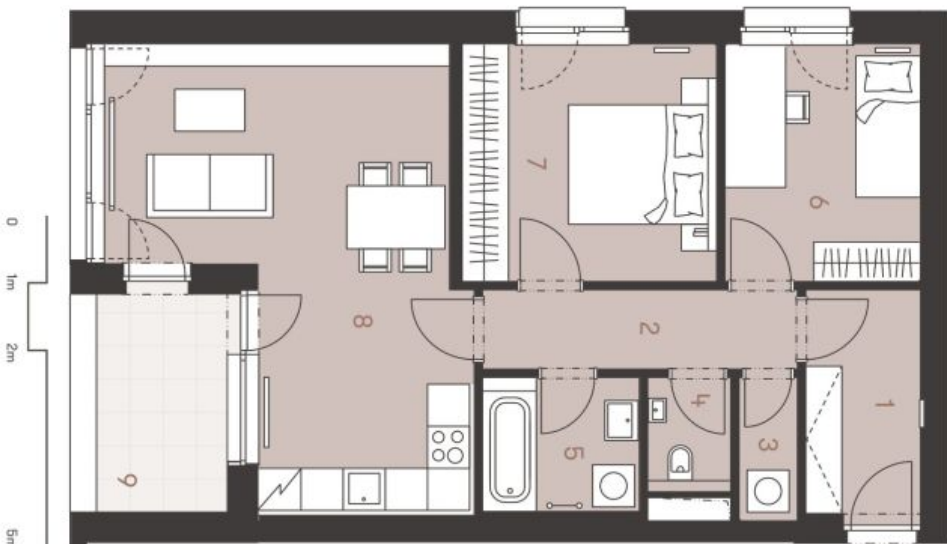
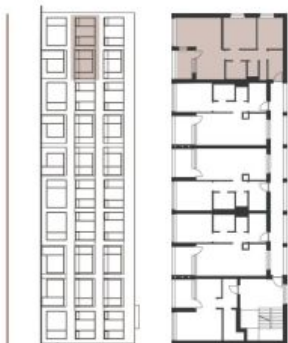
72.07 m<sup>2</sup>, Prague 9, Čakovice, Kurta Hubera

Sold

NA PRAMENECH

bytový dům Praha 9

\* Schéma podlažního bytu představuje dispozici řešené bytu. Kuchyňská linka a obývací nejsou součástí dispozičního bytu, zobrazeno pouze pro názornost. Specifikace pro konstrukci, povrchové úpravy a rozsah výbavy je předněm přílohu "Standardů" Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Podlahová plocha bytu je včetně plochy přístřešku a vnitřních nosných stěn dle vládního nařízení 366/2013 Sb.



Byt 10 | 3+kk | 2. NP



č.	místnost	m <sup>2</sup>
1	předstíh	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 kuchyňí	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

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