



Apartment Studio (1+kk)

38.85 m², Praha 9, Čakovice, Kurta Hubera

Sold





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Total area	44 m ²
Floor area*	39 m ²
Loggia	6 m ²
Parking	Covered parking space incl. in the price
Cellar	2 m ²
PENB	B
Reference number	102172

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**.

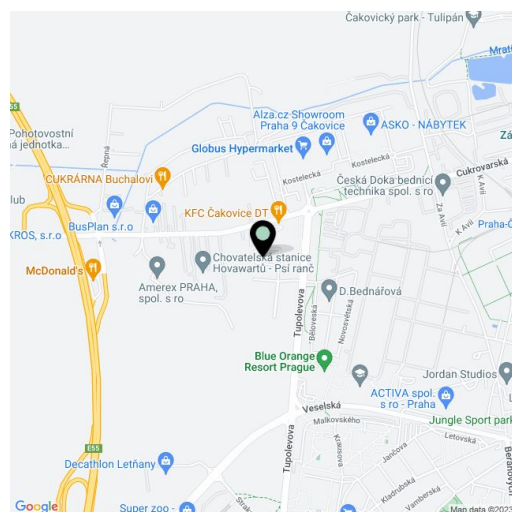
The layout consists of a living room with a preparation for a kitchen and a sleeping corner, a bathroom, and a foyer. From the living, room it is possible to enter the **loggia**.

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 38,85 m² (including cellar 2.2 m²), loggia 5.6 m².

For more information, please visit the project website 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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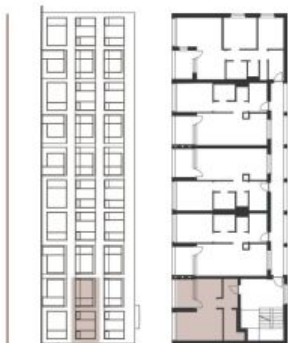
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NA PRAMENECH

bytový dům Praha 9

* Schéma podlažního bytu představuje dispoziční řešení bytu. Kuchyňská linka a nábytek nejsou součástí dodávky bytu, rozřazení je zobrazeno pouze pro názornost. Specifikace pro konstrukci, povrchové úpravy a rozahy výtahové je předněm přílohu "Standardů" Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Podlahová plocha bytu je včetně plochy přístřeší a vnitřních nosných stěn dle vládního nařízení 366/2013 Sb.



Byt 6 | 1+kk | 2. NP



č.	místnost	m ²
1	předstíh	5,50
2	koupelna	5,50
3	obývací pokoj s kuchyní	24,50
	užitná plocha	35,50
	sklep	2,20
	podlahová plocha*	38,85
4	lodžie	5,60
	krbyé parkovací stání	

www.bytnoprामenech.cz

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