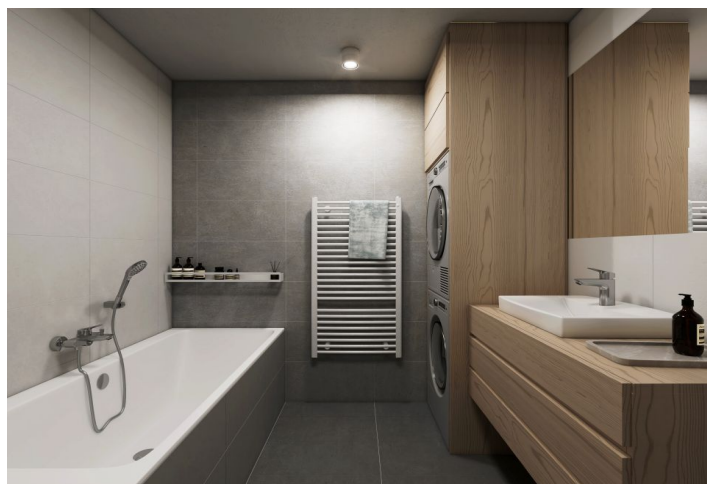




## Apartment Studio (1+kk)

38.85 m<sup>2</sup>, Praha 9, Čakovice, Kurta Hubera

Sold





## Apartment Studio (1+kk)

**Sold**38.85 m<sup>2</sup>, Praha 9, Čakovice, Kurta Hubera

Total area	44 m <sup>2</sup>
Floor area*	39 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	102173

This new build 2nd 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**.

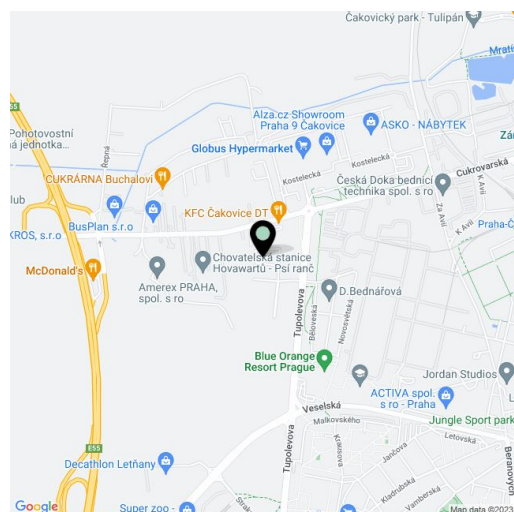
The layout consists of a living room with a preparation for a kitchen and a sleeping corner, a bathroom, and a foyer. From the living, room it is possible to enter the **loggia**.

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 m<sup>2</sup> (including cellar 2.2 m<sup>2</sup>), loggia 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.



# Apartment Studio (1+kk)

38.85 m<sup>2</sup>, Praha 9, Čakovice, Kurta Hubera

Sold

## NA PRAMENECH

bytový dům Praha 9



Byt 11 | 1+kk | 3. NP



č.	místnost	m <sup>2</sup>
1	předstíh	5,50
2	koupelna	5,50
3	obývací pokoj s kuchyní	24,50
	<b>užitná plocha</b>	<b>35,50</b>
	sklep	2,20
	<b>podlahová plocha*</b>	<b>38,85</b>
4	lodžie	5,60
	krITÉ portikovací stěny	

\* Schéma podlažního bytu představuje dispoziční řešení bytu. Kuchynská linka a nábytek nejsou součástí dodávky bytu, rozřazení je zobrazeno pouze pro názornost. Specifikace pro konstrukci, povrchové úpravy a rozah vzhovení je přednám přilož "Standardy". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění. Podlahová plocha bytu je včetně ploch přístěk a vnitřních nosných stěn dle vládního nařízení 366/2013 Sb.



www.bytnoprामenech.cz

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