



Apartment One-bedroom (2+kk)

Sold

60.17 m², Praha 9, Čakovice, Kurta Hubera





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Total area	66 m ²
Floor area*	60 m ²
Loggia	6 m ²
Parking	Covered parking space incl. in the price
Cellar	2 m ²
PENB	B
Reference number	102174

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**.

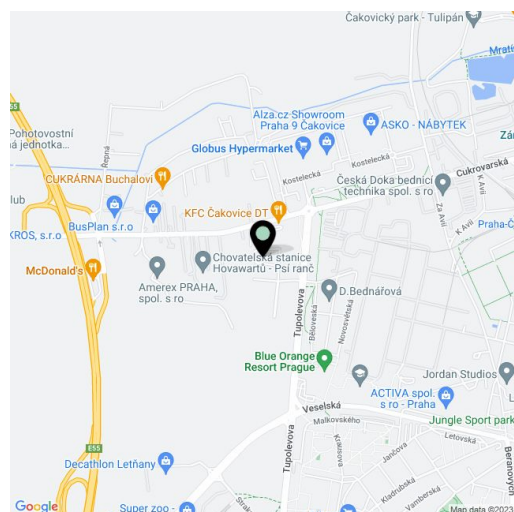
The purposeful layout consists of a living room with a preparation for a kitchen, 2 bedrooms, a foyer, a bathroom, and a separate toilet. From the living, room it is possible to enter the **loggia**.

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 60.17 m² (including cellar 2.37 m²), loggia 5.6 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.



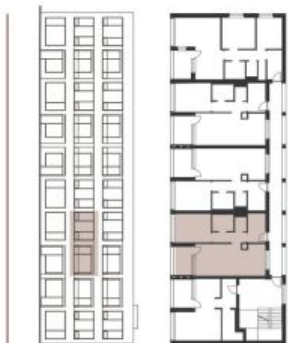
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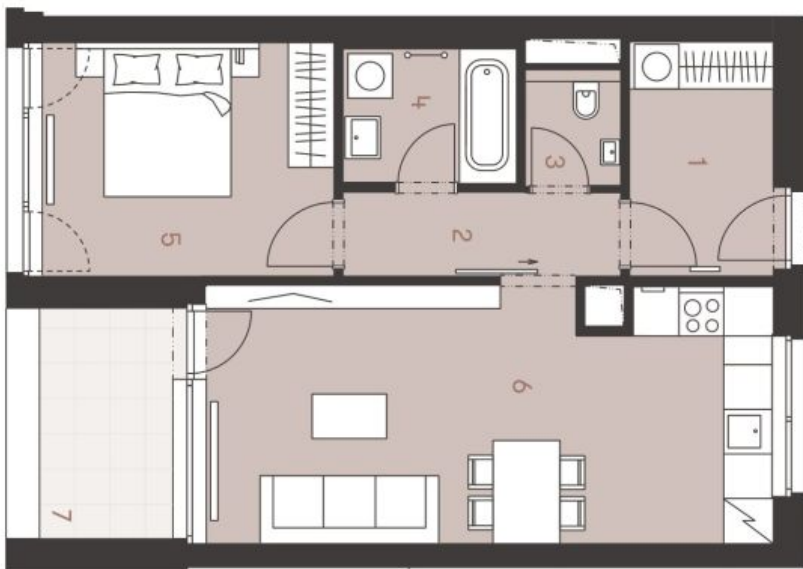
Sold

NA PRAMENECH

bytový dům Praha 9



* Schéma podlažního bytu představuje dispozici řešené bytu. Kuchynská linka a obývací nejvou součástí dodávky bytu, zřízení je zobrazeno pouze pro názornost. Specifikace pro konstrukci, povrchové úpravy a rozsah výbavy je předánem přílohu "Standardy". 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.



0 1m 2m 5m

Byt 7 | 2+kk | 2. NP



č.	místnost	m ²
1	předstíň	6,18
2	chodba	4,07
3	wc	1,75
4	koupelna	4,09
5	pokoř	12,10
6	obývací pokoř s kuchyní	25,83
užitná plocha		54,02
sklep		2,37
podlahová plocha*		60,17
7	lodžie	5,60
krýté parkovací stání		

www.bytnoprामenech.cz

Developer
bpd development

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