



## House Four-bedroom (5+kk)

€ 711 305 | CZK 17 900 000

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





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Plot	211 m <sup>2</sup>
Foot print	91 m <sup>2</sup>
Garden	79 m <sup>2</sup>
Parking	Garage parking space and place on the plot
Garage	Yes
Cellar	-
PENB	B
Reference number	105942

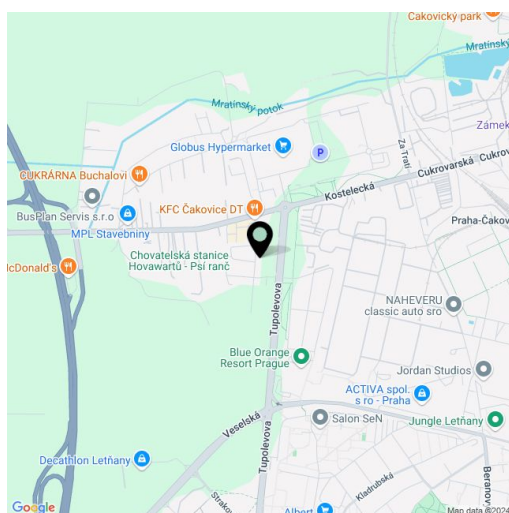
This timeless new build family house with a garage is part of the terraced Na Pramenech development located on the border of Čakovice, Letňany, and Ďáblice. The fully completed residential project was designed by Petr Kolář and Aleš Lapka's ADR studio.

On the ground floor is a living room with an open plan kitchen, dining area, and access to the west-facing **terrace**, which is connected to the **garden**, as well as a foyer with a closet, a toilet, and an entrance to the **garage**. Upstairs, accessed via a staircase from the living room, is a master bedroom with en-suite bathroom, 3 additional bedrooms, and the master bathroom.

The house was approved at the end of 2021. Facilities include Barlinek **wooden three-layer floors**, Rako Extra ceramic large-format tiles, plastic windows with micro-ventilation, insulating triple glazing, and **exterior aluminum blinds**, a fully equipped **Sykora** kitchen, built-in custom-made furniture in the living room, bedroom, and foyer, sanitary ware by quality brands, a **camera security system**, a high-end **Higold outdoor sofa set**, and an **aluminum pergola** above the terrace. The pergola and window blinds are by **Sun Systems**. Heating and hot water are provided by a gas condensing boiler with a **storage tank**. There is a retention tank on the property, and parking is provided by a **garage and outdoor parking**.

A major advantage of the project is its good reach of civic amenities consisting of 2 shopping centers and small shops. The location also offers abundant opportunities for sports, good connections to the center, and many places for spending your free time. Kindergartens, elementary and **high schools**, **outdoor and indoor swimming pools**, a **bike path**, a **skate park**, or a **multifunctional sports center** are within easy reach. The area is very pleasant thanks to the nearby **Ďáblický háj** and **Letňany forest park** green areas. A metro station is a 5-minute bus ride away, and it stops in the immediate vicinity of the project. From the nearby station, you can take a suburban train to the city center to the Main Railway station **in about 20 minutes**.

Usable area 142 m<sup>2</sup>, garden 78 m<sup>2</sup>, plot 211 m<sup>2</sup>.







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NA PRAMENECH



č.	mištnost	m <sup>2</sup>
1	zdvěři	4,70
2	wc	1,67
3	obývací pokoj s kuchyní	43,23
4	garáž	20,12
5	komora	1,78
terasa		15,00

\*Přidržs o rozmístění nabytku je pouze ilustrační

[www.domjupramenech.cz](http://www.domjupramenech.cz)



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č.	místnost	m <sup>2</sup>
6	chodba a schodiště	14,35
7	možnost koupelny	3,82
8	pokoj	13,68
9	pokoj	11,61
10	pokoj	9,77
11	pokoj	12,25
12	koupelna	4,92

\*Přidržs o rozmístění nábytku je pouze ilustrativní

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## Situace

NA PRAMENECH



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- (A) sdrúžený piliř pro elektronický a pilyroměr
- hranice pozemku
- - - - - oplacení

celková plocha pozemku

211,00





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Celková situace



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