



House Three-bedroom (4+kk)

Sold

137 m², Prague 9, Čakovice, Tupolevova





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Plot	364 m ²
Foot print	101 m ²
Garden	193 m ²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	35251

We have the exclusive right to sell this elegantly designed corner family house with a garage, which is a part of the new Na Pramenech terraced development emerging on the border of Čakovice, Letňany, and Ďáblice. The residential project, designed by architects Petr Kolář and Aleš Lapka from the ADR studio, combines proportionality, esthetics, and functionality, offering future residents maximum privacy, comfort, and the efficient use of space. The house will be completed within four months after signing the future contract and the selection of the final surfaces by the client.

On the ground floor, there will be a living room with an open plan kitchen, a dining room, and access to a terrace **connected to the garden**, a closet, and a hallway with a toilet and access to the **garage**. Upstairs, accessible from the staircase from the living room there will be a master bedroom with a dressing room (or possible en-suite bathroom) and access to the **terrace**, a 2nd bedroom with French windows towards the terrace, a 3rd bedroom, a bathroom, and a hallway.

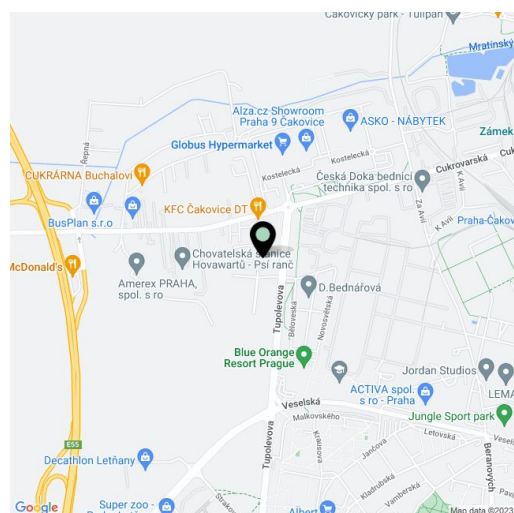
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation for window blinds, Laufen, Hansgrohe, Roltechnik, and Tece sanitary ware, and a preparation for an electrical security alarm. Heating and hot water will be provided by a gas condensing boiler with a retention tank. Parking is **in the garage** and **on an outside parking space** on the property.

The Na Pramenech project provides excellent civic amenities consisting of 2 shopping centers and small shops, endless opportunities for sports, good connections with the city center, and plenty of spaces for leisure and relaxation. Within easy reach are kindergartens and elementary schools, a high school, an indoor and outdoor swimming pool, a bike path, skate park, or multifunctional sports center. The location is made more pleasant by the nearby green spaces of the **Ďáblice Grove** and **Letňany forest park**. A metro station is a 5-minute bus ride away, and stops are in the immediate vicinity of the project. In one of the next phases of construction, a kindergarten and a playground will be built directly in the complex.

Total floor area 142.8 m², usable area 136.9 m², built-up area 100.8 m², garden terrace 15 m², terrace 17.2 m², garden 193.2 m², plot 364 m²

For more information about the project visit the website www.domynapramenech.cz.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



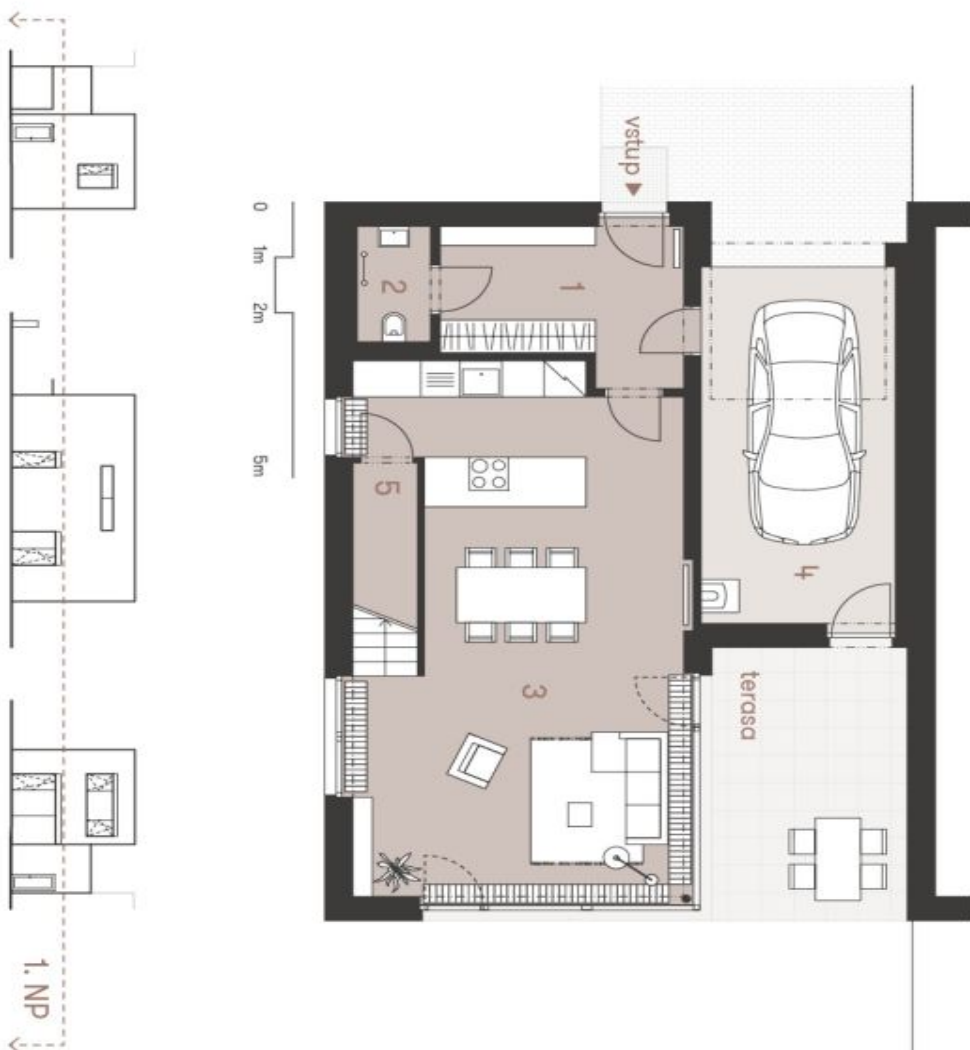


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NA PRAMENECH



Střecha podlahy pro domy, předloženoje dispozice řešení domu, kuchyňská linka a nábytek nejsou součástí dodávky domu, zařízení je zobrazeno pouze pro názornost. Specifikace pro konstrukci, povrchové úpravy a rozsah výhledů je předložena přílohou "Standardy nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

C111 | 4+kk | 142,77 m²

Etapa I.



č. místnost	m ²
1 zádveř	9,84
2 wc	2,32
3 obývací pokoj s kuchyní	46,19
4 garáž	19,60
5 komora	1,66
užitná plocha 1. NP	79,61
terasa	14,98
užitná plocha domu celkem	136,87
podlahová plocha domu celkem	142,77

www.domynapramenech.cz

Developer
bpd development

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

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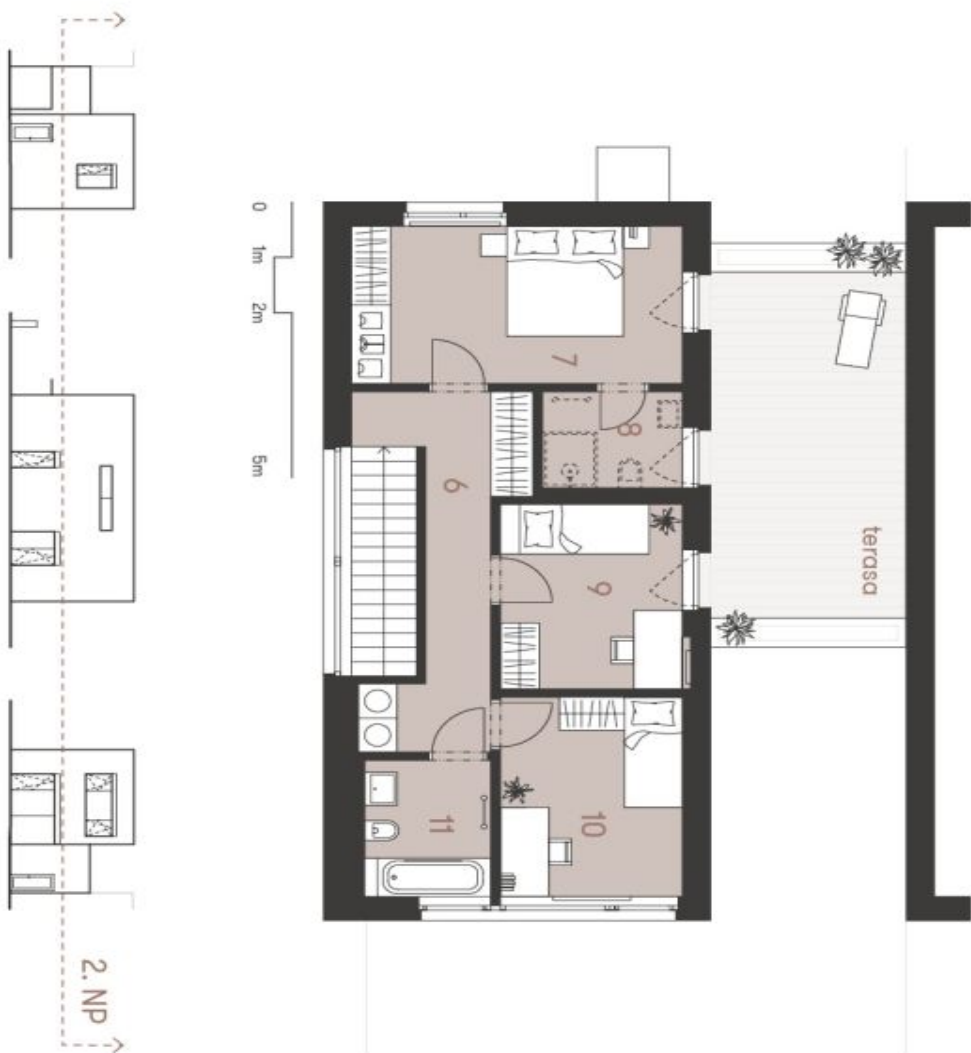


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Střecha podlahy pro domy, předvedením dispozicí řešené domy. Kuchyní má tlaková a rošty, je nejvyšší součástí dodávky domu, zařízení je zobrazeno pouze pro názornost. Specifikace pro konstrukci, povrchové úpravy a rozsah výhledů je představena přílohou "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

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Etapa I.



č. místnost	m ²
6	14,41
7	14,61
8	3,78
9	9,44
10	10,19
11	4,83
užitná plocha 2. NP	57,26
terasa	17,20
užitná plocha domu celkem	136,87
podlahová plocha domu celkem	142,77

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Developer
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Etapa I.



plocha	m ²
zastavěná plocha domu	100,80
zahrada	193,20
ostatní plocha	70,00
celková plocha pozemku	364,00

- Ⓐ sdružený piliř pro elektroměr a plynoměr
- hranice pozemku
- - - - - oplotení

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Situace



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Exkluzivní prodejce

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Celková situace