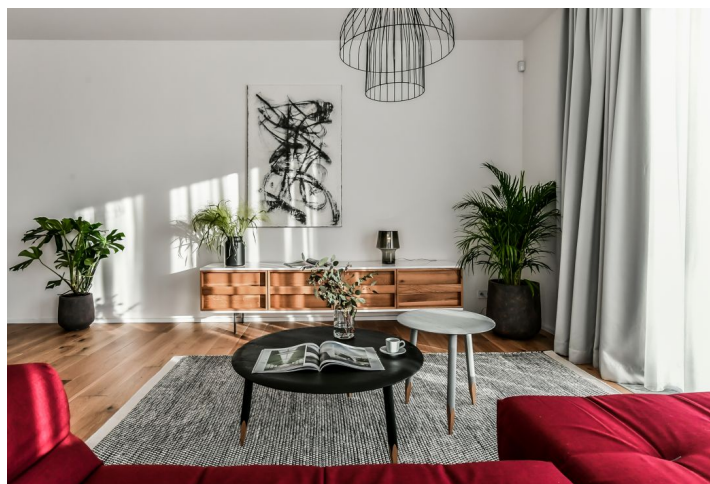




## House Four-bedroom (5+kk)

Sold

163 m<sup>2</sup>, Praha 9, Čakovice, Tupolevova





## House Four-bedroom (5+kk)

**Sold**163 m<sup>2</sup>, Praha 9, Čakovice, Tupolevova

Plot	266 m <sup>2</sup>
Foot print	105 m <sup>2</sup>
Garden	114 m <sup>2</sup>
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	35257

We have the exclusive right to sell this elegantly designed 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 hallway with a closet, 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, and a preparation for an en-suite bathroom, 3 bedrooms, and a bathroom.

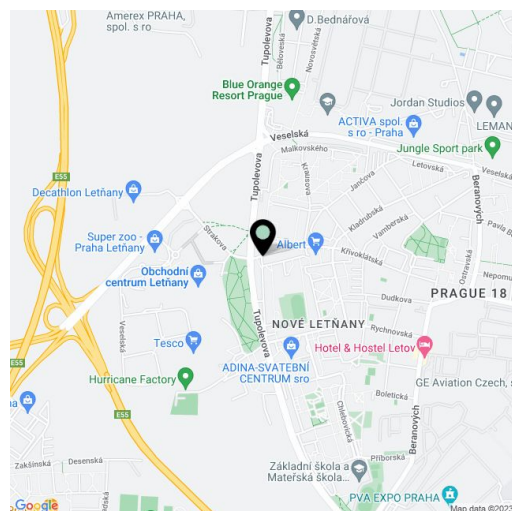
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation 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, a skate park, or a 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 172.4 m<sup>2</sup>, useable area 163.1 m<sup>2</sup>, built-up area 104.6 m<sup>2</sup>, garden terrace 19.8 m<sup>2</sup>, garden 114.4 m<sup>2</sup>, plot 266 m<sup>2</sup>

For more information about the project visit the website [www.domynapramenech.cz](http://www.domynapramenech.cz).

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





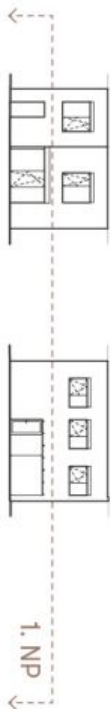
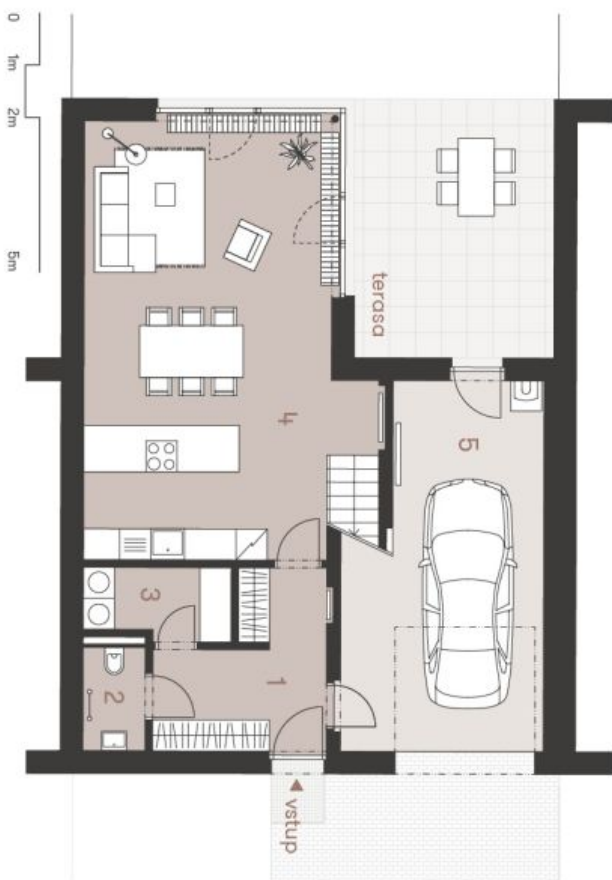


# House Four-bedroom (5+kk)

163 m<sup>2</sup>, Praha 9, Čakovice, Tupolevova

Sold

NA PRAMENECH



Střecha podléhá domu, předpokládá se podřízený federální domu. Kuchynská linka a nábytkové řešení součástí dohodnutí domu, zařazení je zahrnuto pouze pro referenci. Specifikace pro keramiku, povrchové úpravy a ostatní výlohy je předložena přílohou "Standardní smlouva". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.



G49 | 5+kk | 172,44 m<sup>2</sup>

Etapa I.

č.	místnost	m <sup>2</sup>
1	zábavň	9,26
2	wc	2,40
3	komora	3,78
4	obývací pokoj s kuchyní	42,83
5	garáž	24,59
užitná plocha 1. NP		82,86
terasa		19,83
užitná plocha domu celkem		163,12
podlahová plocha domu celkem		172,44

www.domynpramenech.cz

Developer  
bpd development

svoboda&williams | Ekzkluzivní prodejce  
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info@svoboda-williams.com

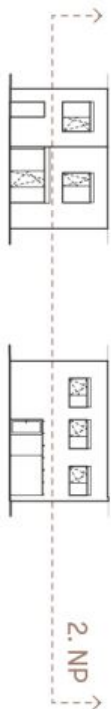
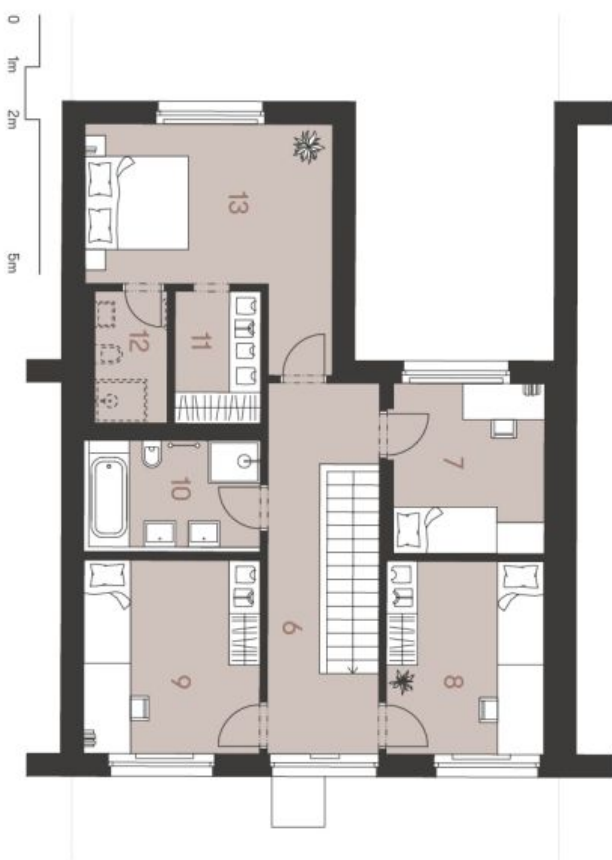


# House Four-bedroom (5+kk)

163 m<sup>2</sup>, Praha 9, Čakovice, Tupolevova

Sold

NA PRAMENECH



Střechová podlaží jsou domy představené s podlažím řešením domu. Každý byt má svou vlastní koupelnu, zajištění je zobrazeno pouze pro rezident. Specifické pro bytovou část, povrchové úpravy a rozložení bytů je představeno přílohou "Standardní srovnání". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

G49 | 5+kk | 172,44 m<sup>2</sup>  
Etapa I.



č.	místnost	m <sup>2</sup>
6	chodba a schodiště	14,68
7	pokoj	9,71
8	pokoj	11,35
9	pokoj	12,71
10	koupelna	6,56
11	šatna	4,22
12	šatna (možnost koupelny)	4,08
13	pokoj	16,95
užitná plocha 2. NP		80,26
užitná plocha domu celkem		163,12
podlahová plocha domu celkem		172,44

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Developer  
bpd development

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Sold

Situace



NA PRAMENECH



G49 | 5+kk | 172,44 m<sup>2</sup>

Etapa I.

plocha	m <sup>2</sup>
zastavaná plocha domu	104,60
zahradá	114,40
ostatní plocha	47,00
celková plocha pozemku	266,00

- Ⓐ sdrúžený pilíř pro elektroměr a příjnoměr
- hranice pozemku
- - - - - oplotení

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Developer  
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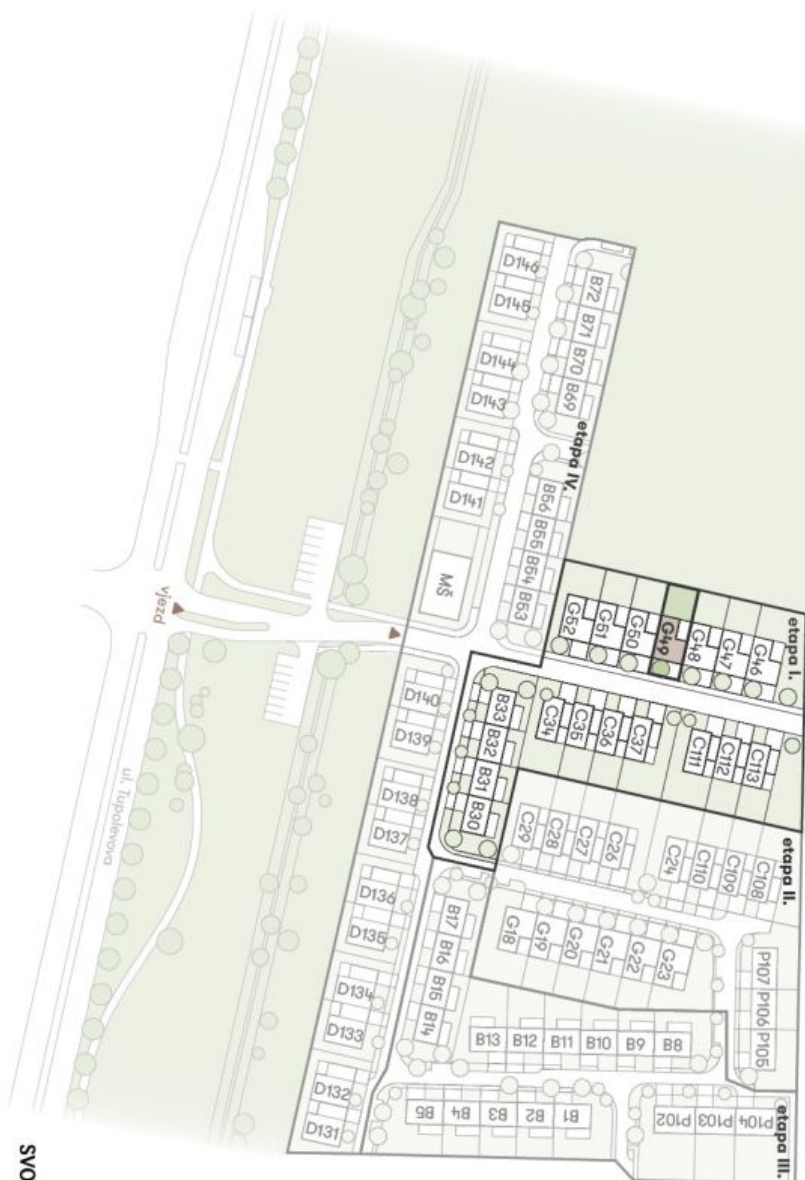


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Sold

NA PRAMENECH



G49 | 5+kk | 172,44 m<sup>2</sup>  
Etapa I.

Celková situace

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