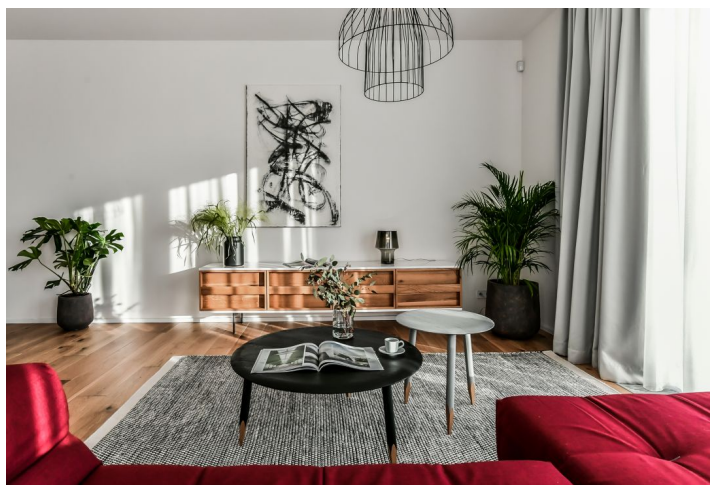




## House Four-bedroom (5+kk)

Sold

165 m<sup>2</sup>, Prague 9, Čakovice, Schollova





## House Four-bedroom (5+kk)

**Sold**165 m<sup>2</sup>, Prague 9, Čakovice, Schollova

Plot	364 m <sup>2</sup>
Foot print	107 m <sup>2</sup>
Garden	182 m <sup>2</sup>
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	36583

This elegantly designed corner family house with a garage is 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 in the 2nd phase will be completed in summer 2021.

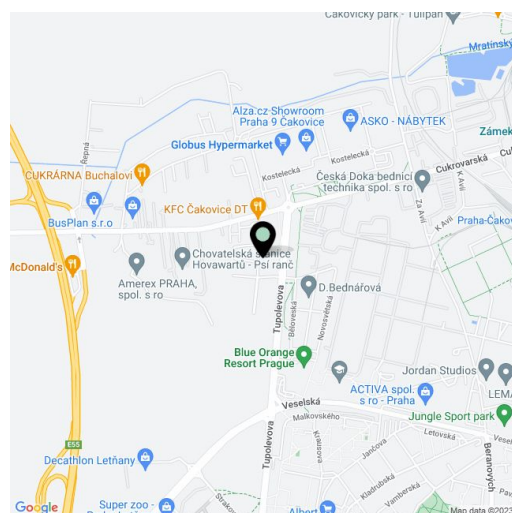
On the ground floor, there will be a living room with an open plan kitchen, a dining room, and access to a terrace **connected to the garden**, a hallway with a closet, a toilet, and access to the **garage**. Upstairs, accessible from the staircase from the living room there will be a master bedroom 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 173.9 m<sup>2</sup>, useable area 164.5 m<sup>2</sup>, built-up area 106.8 m<sup>2</sup>, garden terrace 22.4 m<sup>2</sup>, garden 182.2 m<sup>2</sup>, plot 416 m<sup>2</sup>

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



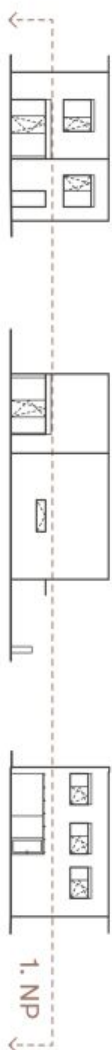


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Sold

NA PRAMENECH



Bolhano pldlno jtu domu, pnedstodnje dlgozrceni reteni domu. Kuchynskio llnko o rtdlyjek napou souzdati doudvny domu, zozreni je zozozano pouze pro nzoornot. Speciflance pro kermatko, povetlvoe kurovy a rozstah vlybeneni je pnednlkem pndny "Standard nemovltoati". Developer si vzhrednje pravo na znehy a upravlnehi bez pndedkcho upozorneni.



G23 | 5+kk | 173,87 m<sup>2</sup>

Etapa II.

č.	místnost	m <sup>2</sup>
1	zdvetř	9,26
2	wc	2,40
3	komora	3,78
4	oblyvacı pokoj s kuchynı	42,83
5	garđ	25,30
užitná plocha 1. NP		83,57
terasa		22,40
užitná plocha domu celkem		144,54
podlahovı plocha domu celkem		173,87

www.domynapramenech.cz

Developer  
bpd development

svoboda&williams | Ekluzivnı prodaje  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
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info@svoboda-williams.com



# House Four-bedroom (5+kk)

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Sold

NA PRAMENECH



Bohatero přidání keu domu, představitelje dleprizpůsobení řešení domu. Kuchyničná linka a nábytek naprosto současný a moderní, zohrnuto je zahrzeno pouze pro náročnost. Specifické pro keramikou, povrchové úpravy a rozsah výhledů je představeno přílohy "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.



G23 | 5+kk | 173,87 m<sup>2</sup>  
Etapa II.



č.	místnost	m <sup>2</sup>
6	chodba a schodiště	14,68
7	pokoj	10,04
8	pokoj	11,73
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	80,97
užitná plocha domu celkem	164,54
podlahová plocha domu celkem	173,87

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# House Four-bedroom (5+kk)

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Sold

Situace

NA PRAMENECH



G23 | 5+kk | 173,87 m<sup>2</sup>

Etapa II.

plocha	m <sup>2</sup>
zastavěná plocha domu	106,81
zahradra	182,19
ostatní plocha	75,00
celková plocha pozemku	364,00

- (A) sdružený pilíř pro elektroničér a plynoměr
- hranice pozemku
- - - - - oplotení

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

Developer  
bpd development

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Sold

## Celková situace



NA PRAMENECH



G23 | 5+kk | 173,87 m<sup>2</sup>

Etapa II.



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