



## House Four-bedroom (5+kk)

Sold

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	36592

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 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 preparation for an en-suite bathroom, 3 bedrooms, and a bathroom.

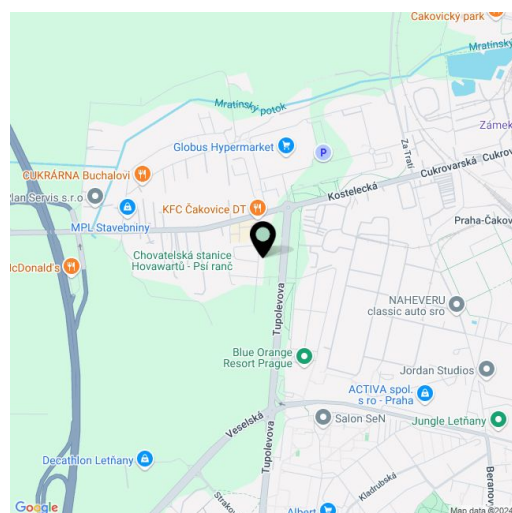
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed panes**, and a preparation 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 148.2 m<sup>2</sup>, useable area 141.9 m<sup>2</sup>, built-up area 90.5 m<sup>2</sup>, garden terrace 15.6 m<sup>2</sup>, garden 152.2 m<sup>2</sup>, plot 211 m<sup>2</sup>

For more information about the project visit the website

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





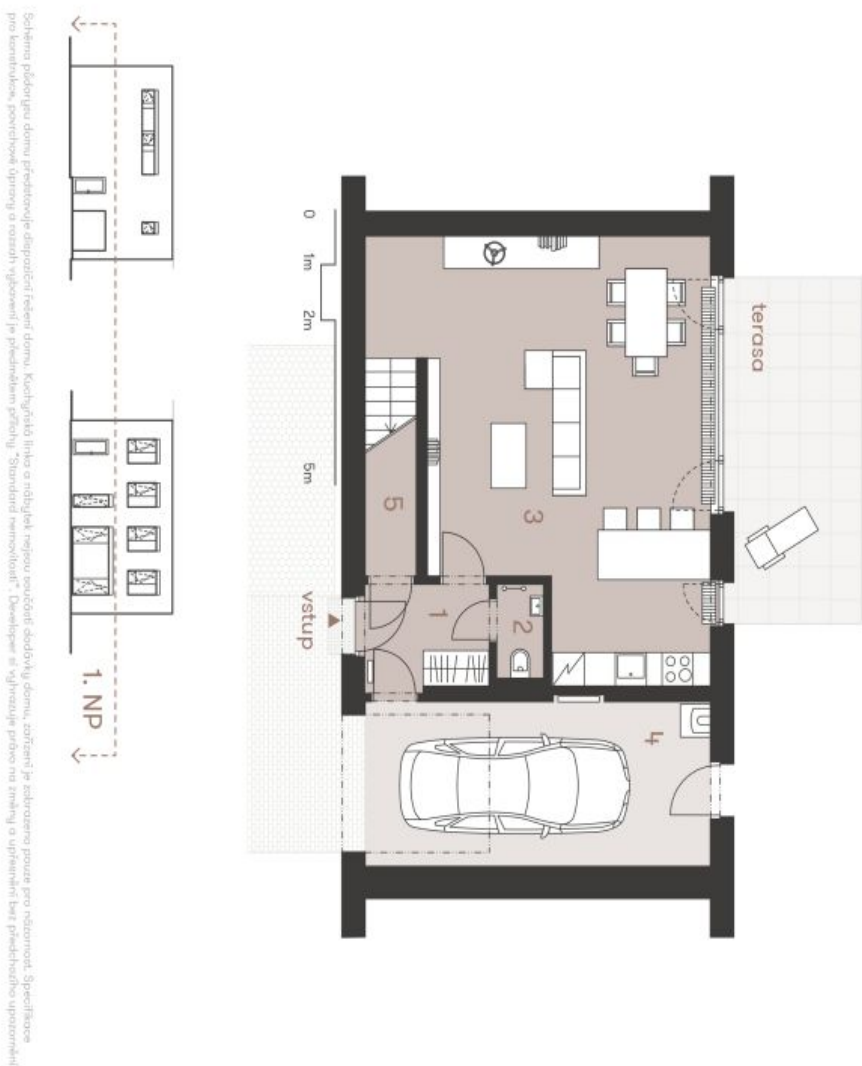


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NA PRAMENECH



P106 | 5+kk | 148,21 m<sup>2</sup>  
Etapa II.



č.	místnost	m <sup>2</sup>
1	zábavň	4,70
2	wc	1,67
3	obývací pokoj s kuchyní	43,23
4	garáž	20,12
5	komora	1,78
užitná plocha 1. NP		71,50
terasa		15,60
užitná plocha domu celkem		141,90
podlahová plocha domu celkem		148,21

www.domynapramenech.cz

bpd development  
Developer

svoboda&williams | Ekzkluzivní prodejce  
CHRISTIE'S  
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Bohatero přidání jezu domu, představené odpracování reálné domu. Kuchynská linka a nábytek nejsou součástí standardního domu, zobrazení je zobrazeno pouze pro názornost. Specifikace pro kování, povrchové úpravy a rozsah výhledů je předvedlém přílohy "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.



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Etapa II.

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
užitná plocha 2. NP		70,40
užitná plocha domu celkem		141,90
podlahová plocha domu celkem		148,21

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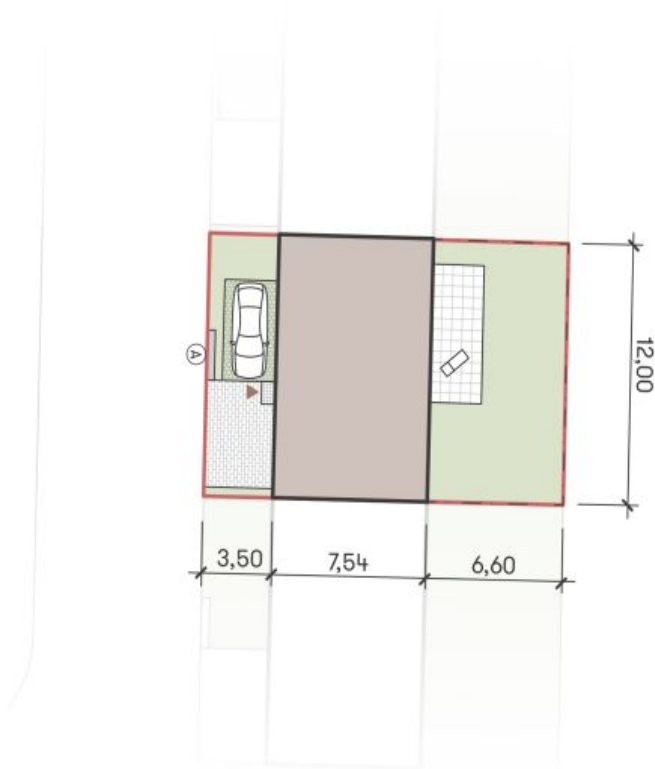


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## Situace



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plocha	m <sup>2</sup>
zastavěná plocha domu	90,48
zahrada	78,52
ostatní plocha	42,00
celková plocha pozemku	211,00

- (A) sdrúžený piliř pro elektroněř a pilyroměř
- hranice pozemku
- - - - - oplacení

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**bpd** development  
Developer

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## Celková situace



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Etapa II.



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