



House Three-bedroom (4+kk)

Sold

137 m², Prague 9, Čakovice, Tupolevova





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| | |
|------------------|---|
| Plot | 337 m ² |
| Foot print | 101 m ² |
| Garden | 209 m ² |
| Parking | Garage parking space and place on the plot. |
| Garage | Yes |
| Cellar | - |
| PENB | B |
| Reference number | 36606 |

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.

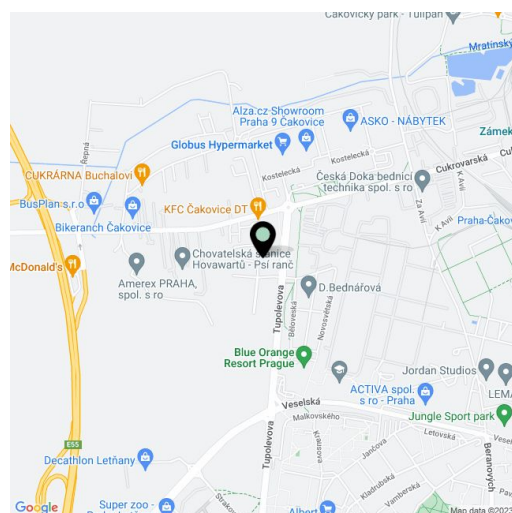
On the ground floor, there will be a living room with an open plan kitchen, a dining room, and access to a terrace **connected to the garden**, a closet, and a hallway with a toilet and access to the **garage**. Upstairs, accessible from the staircase from the living room there will be a master bedroom 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 137.3 m², built-up area 100.8 m², garden terrace 15 m², terrace 17.2 m², garden 209.2 m², plot 337 m²

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





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NA PRAMENECH



Bolšího přídatí ke domu, předstoupilé dispozicí řešené domu, kuchyňská linka a nábytek napou měřičem dle domovního projektu, zařízení je zahrzeno pouze pro nález, Specifikace pro kreslení, povrchové úpravy a rozahy výhledů je předvedlém přílohy "Standard měnovitostí". Developer si vyhrazuje právo na změny a úpravy bez předchozího upozornění.

C29 | 4+kk | 142,77 m²
Etapa II.



| č. | místnost | m ² |
|------------------------------|-------------------------|----------------|
| 1 | zobvěř | 9,84 |
| 2 | wc | 2,32 |
| 3 | obývaci pokoj s kuchyní | 48,25 |
| 4 | garáž | 19,60 |
| užitná plocha 1. NP | | 80,01 |
| terasa | | 14,98 |
| užitná plocha domu celkem | | 137,27 |
| podlahová plocha domu celkem | | 142,77 |

www.domynapramenech.cz

Developer
bpd development

svoboda&williams | Ekuzivní prodávce
CHRISTIE'S
INTERNATIONAL REAL ESTATE
Na Beřtigne 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
info@svoboda-williams.com

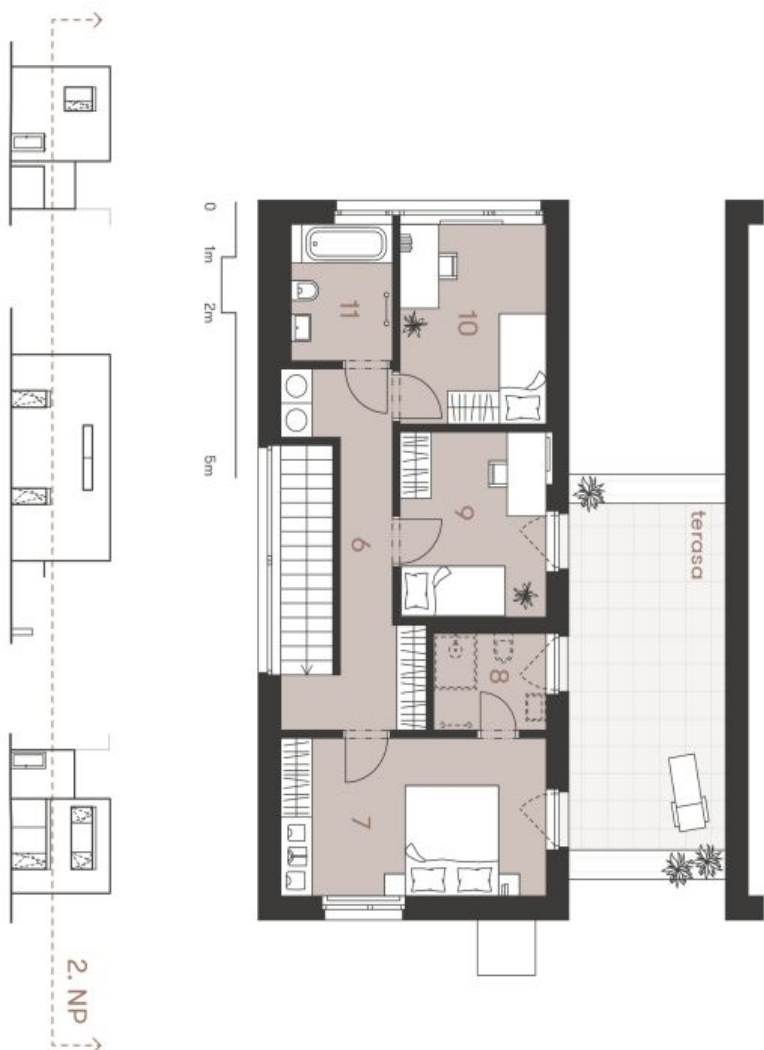


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Bohatero přidání jezu domu, představené dispozice není domů. Kuchynská linka a nábytek nejsou součástí dodávky domu, zařazení je zahrnuto pouze pro názornost. Specifikace pro keramikou, povrchové úpravy a rozsah výhledů je předvedlém přílohy "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.



C29 | 4+kk | 142,77 m²

Etapa II.

| č. | místnost | m ² |
|------------------------------|--------------------------|----------------|
| 6 | chodba a schodiště | 14,41 |
| 7 | pokoj | 14,61 |
| 8 | žádná (možnost koupelny) | 3,78 |
| 9 | pokoj | 9,44 |
| 10 | pokoj | 10,19 |
| 11 | koupelna | 4,83 |
| užitná plocha 2. NP | | 57,26 |
| terasa | | 17,20 |
| užitná plocha domu celkem | | 137,27 |
| podlahová plocha domu celkem | | 142,77 |

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Situace

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Etapa II.

| plocha | m ² |
|------------------------|----------------|
| zastavěná plocha domu | 100,84 |
| zahradra | 209,16 |
| ošetřní plocha | 27,00 |
| celková plocha pozemku | 337,00 |

- (A) sdrúžený pílř pro elektronmřr a pilyromřr
- hranice pozemku
- - - - - oplacenř

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Etapa II.

Celková situace

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