



## House Three-bedroom (4+kk)

Sold

124 m<sup>2</sup>, Prague 9, Čakovice, Tupolevova





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Plot	220 m <sup>2</sup>
Foot print	80 m <sup>2</sup>
Garden	101 m <sup>2</sup>
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	37453

This elegantly designed 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 will be completed in spring 2022.

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, 2 more bedrooms, a bathroom, a pantry, and a hallway.

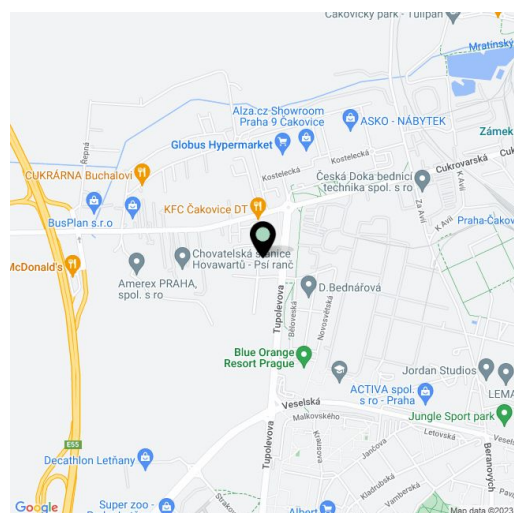
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation for window blinds, Laufen, Hansgrohe, Roltechnik, and Tece sanitary ware, underfloor heating, 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 130.8 m<sup>2</sup>, usable area 124 m<sup>2</sup>, built-up area 80.2 m<sup>2</sup>, garden terrace 9.5 m<sup>2</sup>, garden 100.8 m<sup>2</sup>, plot 220 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.



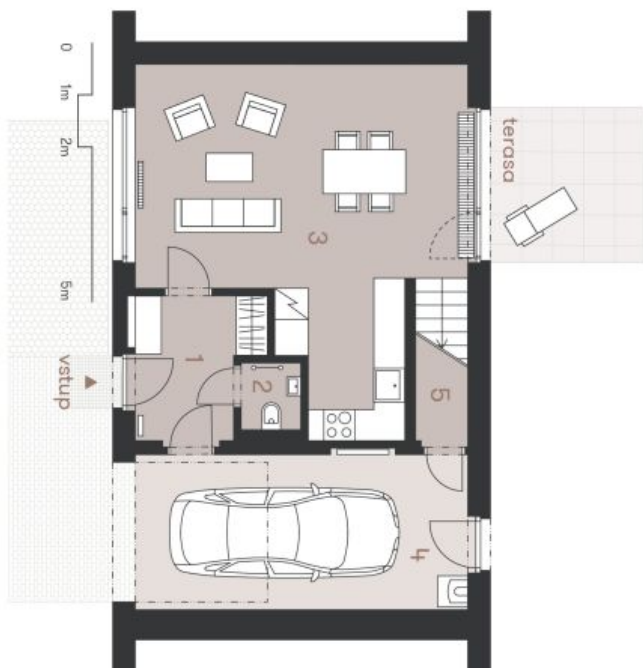


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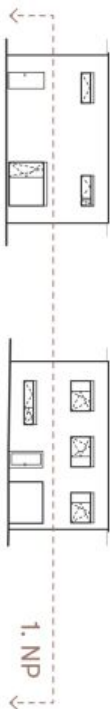
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NA PRAMENECH



Bohemia podpora gnu domu prepravuje alogozitaci fediati domu. Kuchyni a lino o ridiyalei rajiou souzdati do dviy domu, zriazeti je zobrazeno pouze pro rezonant. Specifikace pro konstruici, povrchove upravy a ostatni vylozeni je priedlohem pohni. Standardi nemevitiati. Developer je vyhlazuje pravo na zriazni a upraveni bez priedlohu upozorneni.



B4 | 4+kk | 130,80 m<sup>2</sup>

Etapa III.

č.	místnost	m <sup>2</sup>
1	zďaveri	6,33
2	wc	1,48
3	obycovaci pokoj s kuchyni	33,55
4	garďi	19,44
5	komora	1,05
užitnă plocha 1. NP		61,85
terasa		9,50
užitnă plocha domu celkem		124,02
podlahovă plocha domu celkem		130,80

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Developer  
bpd development

svoboda&williams | Ekluzivni prodajice  
CHRISTIE'S  
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info@svoboda-williams.com

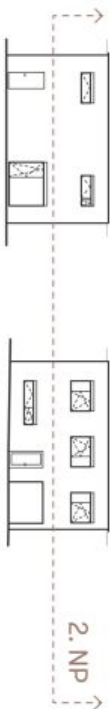
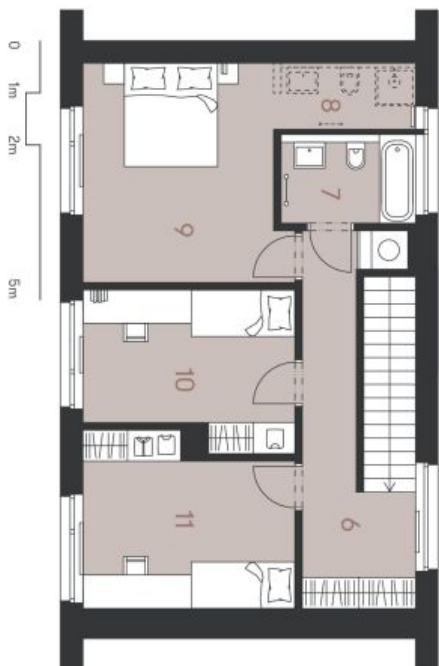


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NA PRAMENECH



Bohátěra podlaží domu představuje elegantní řada domu. Kuchyně a jídelna o nábytek nejsou součástí dodávky domu, zatímco je zahrnuto pouze pro restauraci. Specifické pro venkovskou, povrchové úpravy a ostatní výhledové je představení podlaží "Standard nemovitosti". Developer se vyhraňuje právo na změny a upřesnění bez předchozího upozornění.



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Etapa III.

č.	místnost	m <sup>2</sup>
6	chodba a schodiště	15,08
7	koupelna	4,10
8	čistna (možnost koupelny)	3,16
9	pokoje	15,55
10	pokoje	11,49
11	pokoje	12,79
užitná plocha 2. NP		62,97
užitná plocha domu celkem		124,02
podlahová plocha domu celkem		130,80

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## Situace



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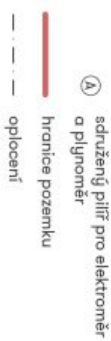


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Etapa III.



plocha	m <sup>2</sup>
zastavěná plocha domu	80,20
zahradní plocha	100,80
ostatní plocha	39,00
celková plocha pozemku	220,00



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## Cellková situace



NA PRAMENECH

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Etapa III.



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