



House Three-bedroom (4+kk)

Sold

124 m², Prague 9, Čakovice, Tupolevova





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| | |
|------------------|---|
| Plot | 220 m ² |
| Foot print | 80 m ² |
| Garden | 101 m ² |
| 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.

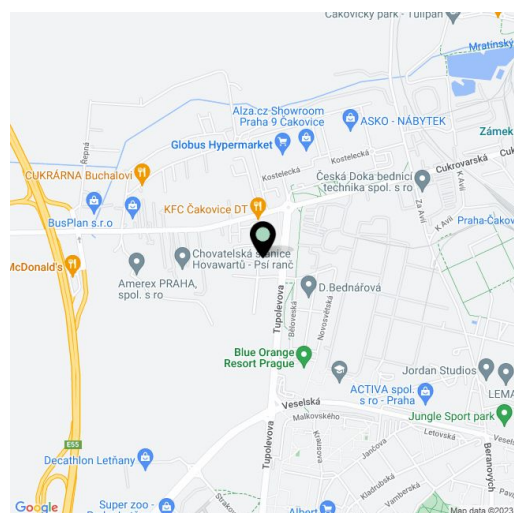
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation 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 m², usable area 124 m², built-up area 80.2 m², garden terrace 9.5 m², garden 100.8 m², plot 220 m²

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

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



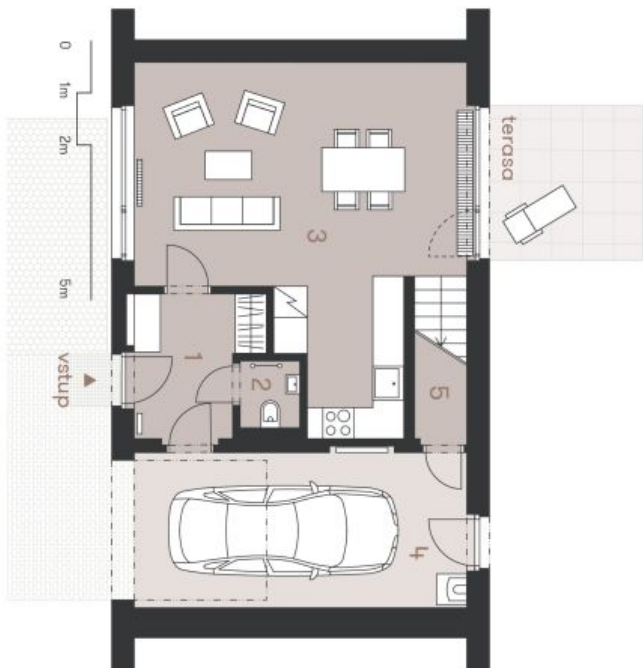


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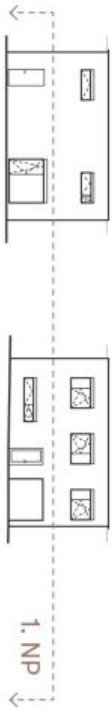
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NA PRAMENECH



Bohátá podoba domu představuje elegantní řadu domu. Kuchynářská linka a nábytek tvoří součást dobového domu, zatímco je zahrnuto pouze pro restauraci. Specifické pro keramiku, povrchové úpravy a ostatní výlohy je předchází "Standard nemovitosti". Developer je výhradně právo na zřízení a upravení bez předchozího upozornění.



B4 | 4+kk | 130,80 m²

Etapa III.

| č. | místnost | m ² |
|------------------------------|-------------------------|----------------|
| 1 | zdvahň | 6,33 |
| 2 | wc | 1,48 |
| 3 | obývací pokoj s kuchyní | 33,55 |
| 4 | garáž | 19,44 |
| 5 | komora | 1,05 |
| užitná plocha 1. NP | | 61,85 |
| terasa | | 9,50 |
| užitná plocha domu celkem | | 124,02 |
| podlahová plocha domu celkem | | 130,80 |

www.domynpramenech.cz

Developer
bpd development

svoboda&williams | Ekluzivní prodejce
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Na Perštýně 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
info@svoboda-williams.com

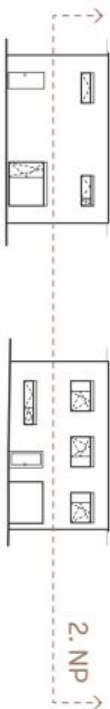


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NA PRAMENECH



Bohátěra podlažie domu predstavuje elegantný fideľný dom. Kuchynka líhla a nábytok majú súčasný štýl domu, zariadenie je zariadené podľa požiadaviek. Špecifická prvky interiéru, povrchové úpravy a ostatné výškové je predchádzajúci "Standard remoncií". Developer sa výhradne právo na zmenu a upravení bez predchádzajúceho upozornenia.



B4 | 4+kk | 130,80 m²

Etapa III.

| č. | místnosť | m ² |
|------------------------------|--------------------------|----------------|
| 6 | chodba a schodišťa | 15,08 |
| 7 | koupelňa | 4,10 |
| 8 | čatna (možnosť koupelny) | 3,16 |
| 9 | pokoje | 15,55 |
| 10 | pokoje | 11,49 |
| 11 | pokoje | 12,79 |
| užitná plocha 2. NP | | 62,97 |
| užitná plocha domu celkom | | 124,02 |
| podlahová plocha domu celkom | | 130,80 |

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Situace



NA PRAMENECH



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Etapa III.



| plocha | m ² |
|------------------------|----------------|
| zastavěná plocha domu | 80,20 |
| zahradní plocha | 100,80 |
| ostatní plocha | 39,00 |
| celková plocha pozemku | 220,00 |



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Developer
bpd development

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Cellková situace



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Etapa III.



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