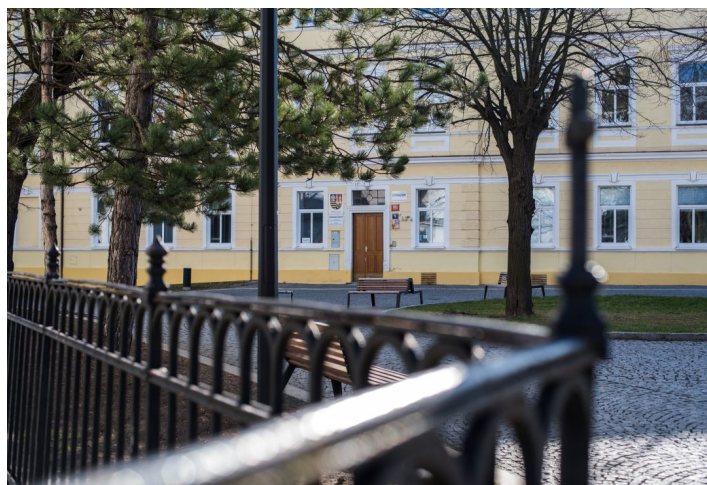




## House Three-bedroom (4+kk)

Sold

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





## House Three-bedroom (4+kk)

**Sold**126 m<sup>2</sup>, Prague 9, Čakovice, Tupolevova

Plot	326 m <sup>2</sup>
Foot print	82 m <sup>2</sup>
Garden	192 m <sup>2</sup>
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	37455

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 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.

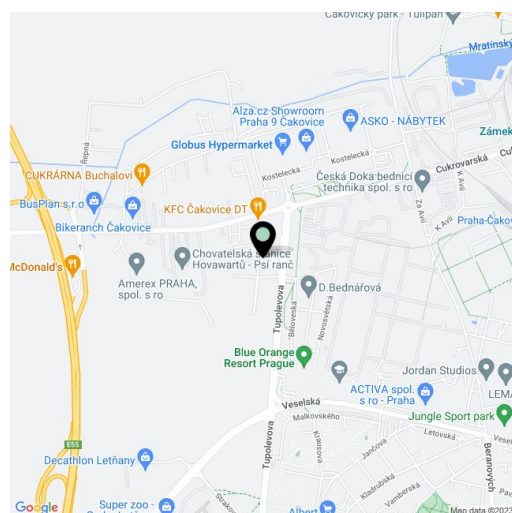
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation 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 132.4 m<sup>2</sup>, usable area 125.8 m<sup>2</sup>, built-up area 82.2 m<sup>2</sup>, garden terrace 13.8 m<sup>2</sup>, garden 191.8 m<sup>2</sup>, plot 326 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.



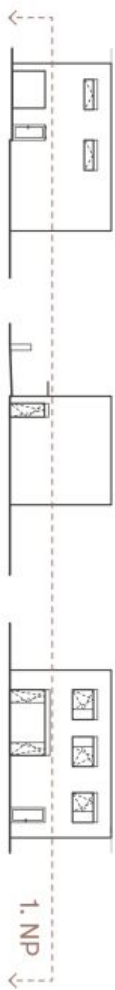
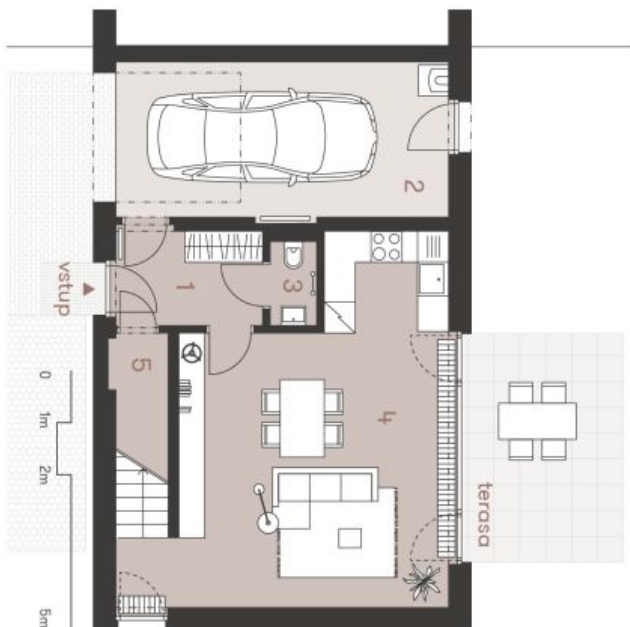


# House Three-bedroom (4+kk)

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

Sold

NA PRAMENECH



Bohemia podotřepu domu představuje elegantní řadový dům. Kuchyní má linku a nábýlek, koupelnu s vanou, zázemí je zahrzeno pouze pro rekreaci. Specifické pro investici, povrchové úpravy a osazení výškově je předchází "Standard nemovitosti". Developer se výhradně praxe na zřízení a upravení bez předchozího upozornění.



B8 | 4+kk | 132,40 m<sup>2</sup>

Etapa III.

č.	místnost	m <sup>2</sup>
1	zábaví	5,43
2	garáž	19,38
3	wc	1,46
4	obývací pokoj s kuchyní	34,83
5	komora	1,75
užitná plocha 1. NP		62,85
terasa		13,81
užitná plocha domu celkem		125,84
podlahová plocha domu celkem		132,40

www.domynpramenech.cz

Developer  
bpd development

svoboda&williams | Ekluzivní prodejce  
CHRISTIE'S  
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info@svoboda-williams.com

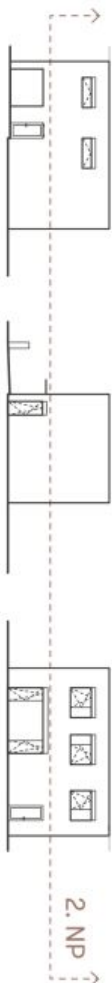


# House Three-bedroom (4+kk)

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

Sold

NA PRAMENECH



Bohemia podpora domu představuje ekvipovaný řešený dům. Kuchynská linka a nábytek nejsou součástí dodávky domu, zatímco je zahrnuto pouze pro rekonstr. Specifické pro investiční, povrchové úpravy a ostatní výlohy je předcházená příloha "Standardní řešení". Developer se výhradně právo na zřízení a upřesnění bez předchozího upozornění.



B8 | 4+kk | 132,40 m<sup>2</sup>

Etapa III.

č.	místnost	m <sup>2</sup>
6	chodba a schodiště	11,91
7	koupelna	5,75
8	pokoř	17,12
9	pokoř	11,56
10	pokoř	13,53
11	komora	3,12
užitná plocha 2. NP		62,99
užitná plocha domu celkem		125,84
podlahová plocha domu celkem		132,40

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

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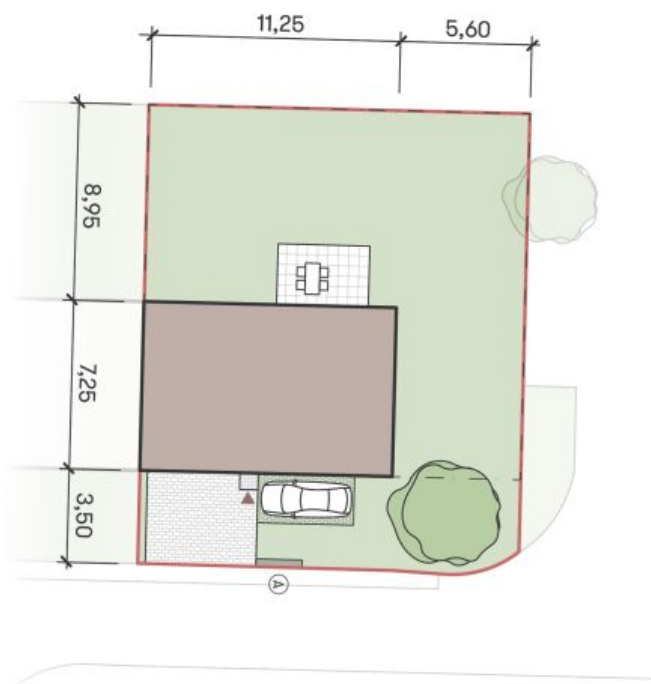


# House Three-bedroom (4+kk)

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

Sold

## Situace



NA PRAMENECH

B8 | 4+kk | 132,40 m<sup>2</sup>  
Etapa III.

plocha	m <sup>2</sup>
zastavaná plocha domu	82,20
zahradá	191,80
ostatní plocha	52,00
celková plocha pozemku	326,00

- (A) sdružený piliř pro elektroměr a pilyometr
- hranice pozemku
- - - - - oplotení

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

Developer  
bpd development

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# House Three-bedroom (4+kk)

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Sold

## Cellková situace



NA PRAMENECH

B8 | 4+kk | 132,40 m<sup>2</sup>  
Etapa III.



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