



## House Three-bedroom (4+kk)

Sold

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





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Plot	217 m <sup>2</sup>
Foot print	80 m <sup>2</sup>
Garden	99 m <sup>2</sup>
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	37456

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.

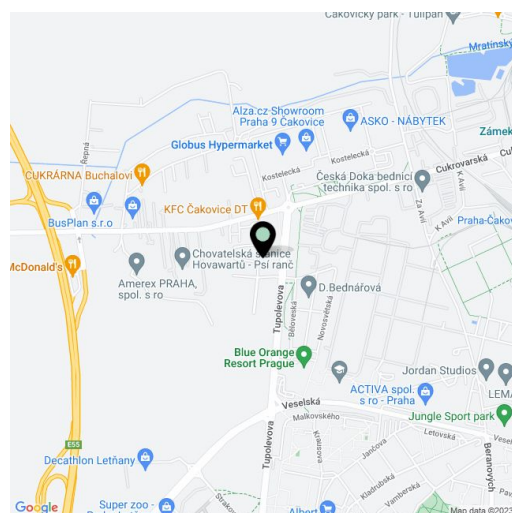
The Na Pramenech project provides excellent civic amenities consisting of 2 shopping centers and small shops, endless opportunities for sports, good connections with the city center, and plenty of spaces for leisure and relaxation. Within easy reach are kindergartens and elementary schools, a high school, 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 130.6 m<sup>2</sup>, usable area 124.1 m<sup>2</sup>, built-up area 80.2 m<sup>2</sup>, garden terrace 13.8 m<sup>2</sup>, garden 98.8 m<sup>2</sup>, plot 217 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.



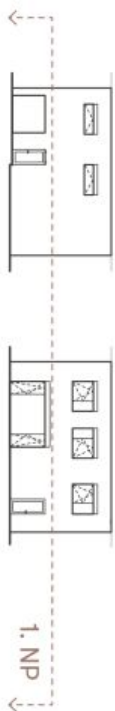
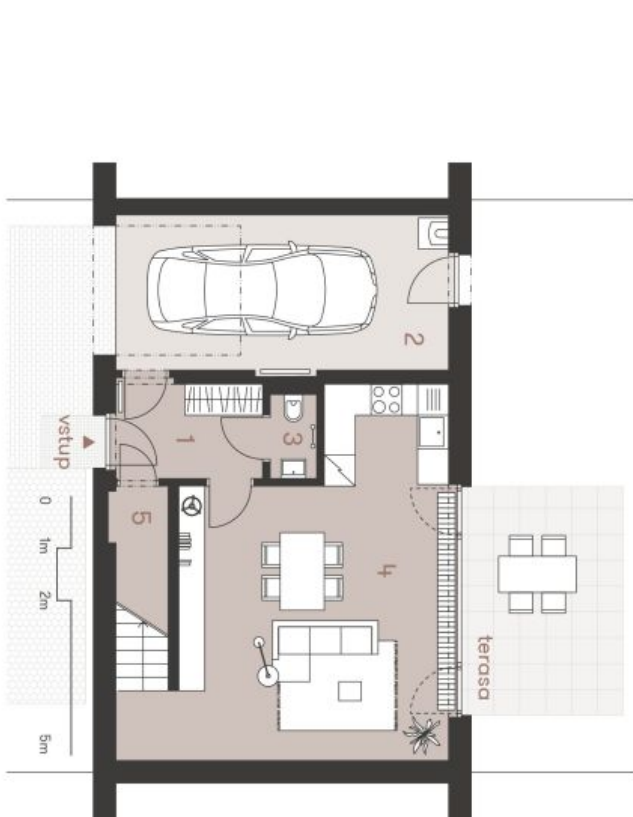


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Bohemia podpora domu představuje sdružení řekně domu. Kuchynářů linka a nábytek nejsou součástí dobdvly domu, zatímco je zahrnuto pouze pro rezonant. Specifické pro investiční, povrchové úpravy a ostatní výživoení je předcházeno právní "Standard nemovitosti" Developer a výživoení právo na zrušení a upřesnění bez předchozího upozornění.



B9 | 4+kk | 130,63 m<sup>2</sup>

Etapa III.

č.	místnost	m <sup>2</sup>
1	zobveří	5,43
2	garáž	19,38
3	wc	1,46
4	obývací pokoj s kuchyní	33,87
5	komora	1,75
užitná plocha 1. NP		61,89
terasa		13,81
užitná plocha domu celkem		124,10
podlahová plocha domu celkem		130,63

www.domynpramenech.cz

Developer  
bpd development

svoboda&williams | Ekluzivní prodejce  
CHRISTIE'S  
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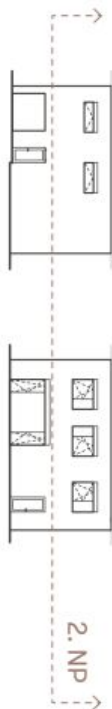
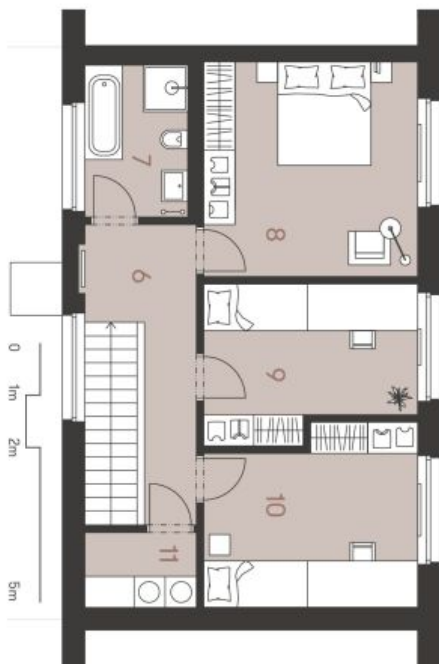


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Bohátěra podlažku domu představuje elegantní řada dveří domu. Kuchynská linka a nábytek nejsou součástí dodávky domu, zatímco je zahrnuto pouze pro rekonstruovat. Specifické pro keramiku, povrchové úpravy a ostatní výlohy je předchází podlahy "Standard nemovitosti" Developer se výhledu práce na zvláštní a upravení bez předchozího upozornění.



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Etapa III.

č.	místnost	m <sup>2</sup>
6	chodba a schodiště	11,91
7	koupelna	5,75
8	pokoj	17,12
9	pokoj	11,56
10	pokoj	13,02
11	komora	2,85
užitná plocha 2. NP		62,21
užitná plocha domu celkem		124,10
podlahová plocha domu celkem		130,63

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## Situace



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Etapa III.



plocha	m <sup>2</sup>
zastavěná plocha domu	80,20
zahradní plocha	98,80
ostatní plocha	38,00
celková plocha pozemku	217,00

- Ⓐ sdružený pilíř pro elektroměr a příjmeměr
- hranice pozemku
- - - - - oplotení

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## Cellková situace



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Etapa III.



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