



House Three-bedroom (4+kk)

124 m², Praha 9, Čakovice, Tupolevova

Sold





House Three-bedroom (4+kk)

Sold124 m², Praha 9, Čakovice, Tupolevova

Plot	253 m ²
Foot print	80 m ²
Garden	135 m ²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	37460

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.

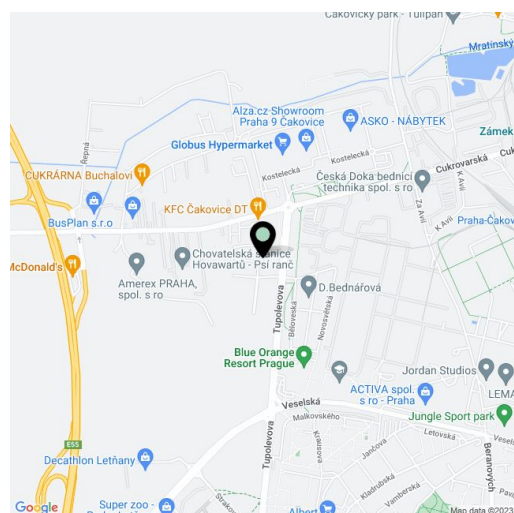
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation 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 m², usable area 124.1 m², built-up area 80.2 m², garden terrace 13.8 m², garden 134.8 m², plot 253 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.



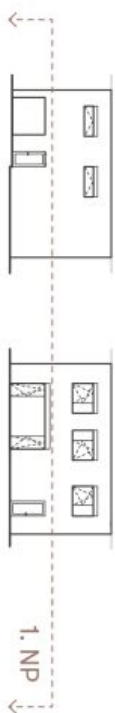
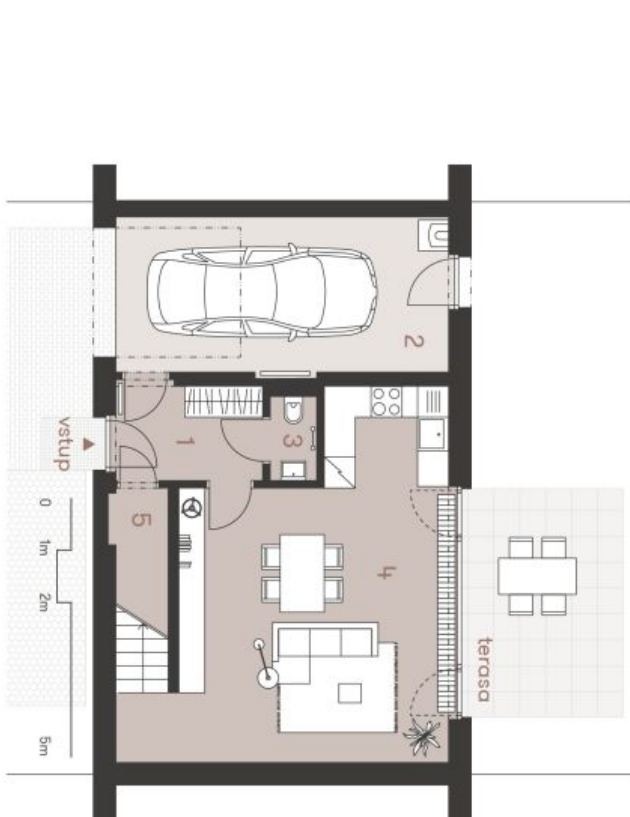


House Three-bedroom (4+kk)

124 m², Praha 9, Čakovice, Tupolevova

Sold

NA PRAMENECH



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



B12 | 4+kk | 130,63 m²

Etapa III.

č.	místnost	m ²
1	zobveř	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 prodávce
CHRISTIE'S
INTERNATIONAL REAL ESTATE
Na Perštigne 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
info@svoboda-williams.com

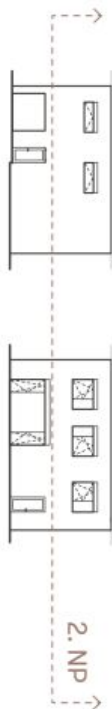
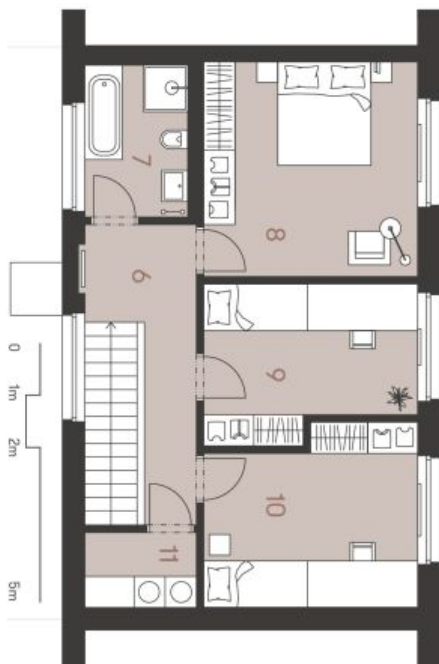


House Three-bedroom (4+kk)

124 m², Praha 9, Čakovice, Tupolevova

Sold

NA PRAMENECH



Bohátina podlažka domu představuje elegantní řešení domu. Kuchynská linka a nábytek nejsou součástí dodávky domu, zatímco je zahrnuto pouze pro rekonstr. Specifické pro keramiku, povrchové úpravy a ostatní výlohy je předcházení "Standard rekonstr." Developer se výhradně praxe na zvládnutí bez předchozího upozornění.



B12 | 4+kk | 130,63 m²

Etapa III.

č.	místnost	m ²
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

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



House Three-bedroom (4+kk)

124 m², Praha 9, Čakovice, Tupolevova

Sold

Situace



NA PRAMENECH



B12 | 4+kk | 130,63 m²

Etapa III.

plocha	m ²
zastavaná plocha domu	80,20
zahradka	134,80
ostatní plocha	38,00
celková plocha pozemku	253,00

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

www.domynopramenech.cz

Developer
bpd development

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



House Three-bedroom (4+kk)

124 m², Praha 9, Čakovice, Tupolevova

Sold

Cellková situace



NA PRAMENECH

B12 | 4+kk | 130,63 m²
Etapa III.



www.domynapramenech.cz

Developer
bpd development

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