



## House Three-bedroom (4+kk)

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

Sold







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Plot	253 m <sup>2</sup>
Foot print	80 m <sup>2</sup>
Garden	135 m <sup>2</sup>
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.

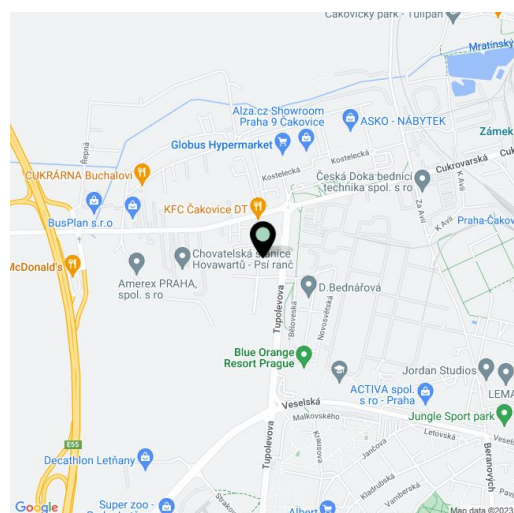
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation 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 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 134.8 m<sup>2</sup>, plot 253 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.



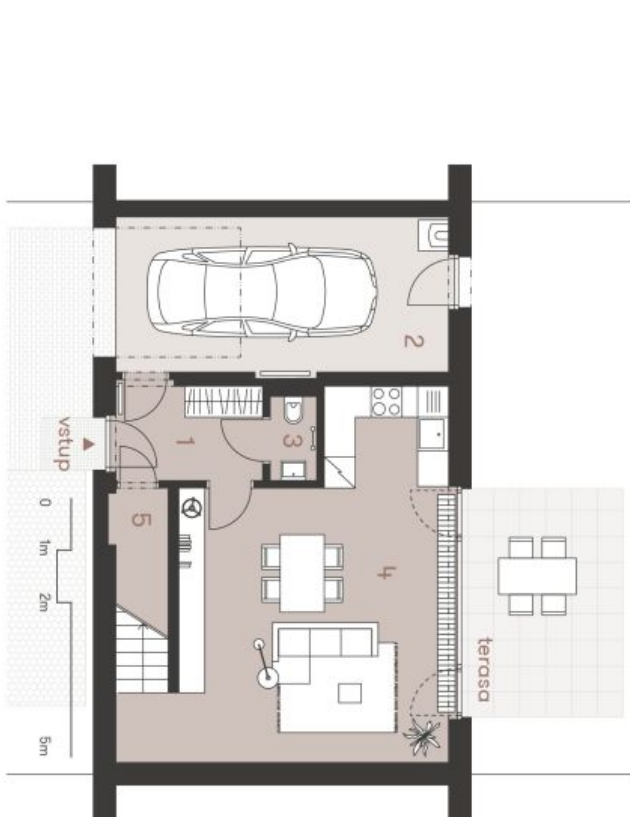


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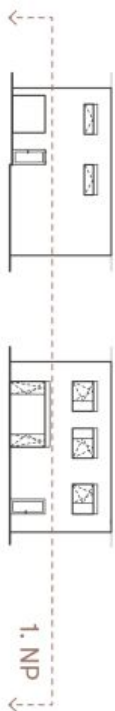
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NA PRAMENECH



Bohátá podlažka domu představuje elegantní řešení domu. Kuchyní a jídelnou součástí dobový domek, zařazení je zahrnuto pouze pro rezident. Specifické pro venkovskou povrchové úpravy a rozloh výhledem je představení "Standard nemovitosti" Developer a výhledem práce na zemi a upravení bez předchozího upozornění.



B12 | 4+kk | 130,63 m<sup>2</sup>

Etapa III.

č.	místnost	m <sup>2</sup>
1	zobavří	5,43
2	garáž	19,38
3	wc	1,46
4	obývavcí 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 Perštýně 2, 110 00 Praha 1  
+420 257 328 281, +420 257 322 032  
info@svoboda-williams.com

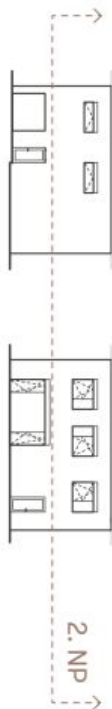
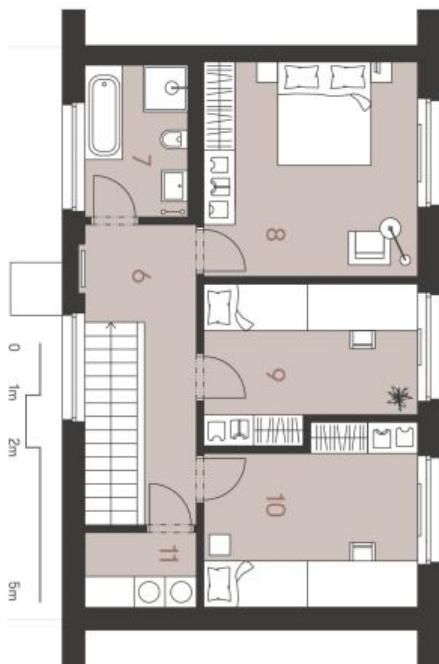


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Bohátina podlažka domu představuje elegantní řadu dveří domu. Kuchynská linka a nábytek nejsou součástí dobdávky domu, zatímco je zahrnuto pouze pro rekonstr. Specifické pro investiční, povrchové úpravy a ostatní výlohy je předcházení "Standardní renovací". Developer se vyhrazuje právo na změny a upřesnění 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	pokoř	17,12
9	pokoř	11,56
10	pokoř	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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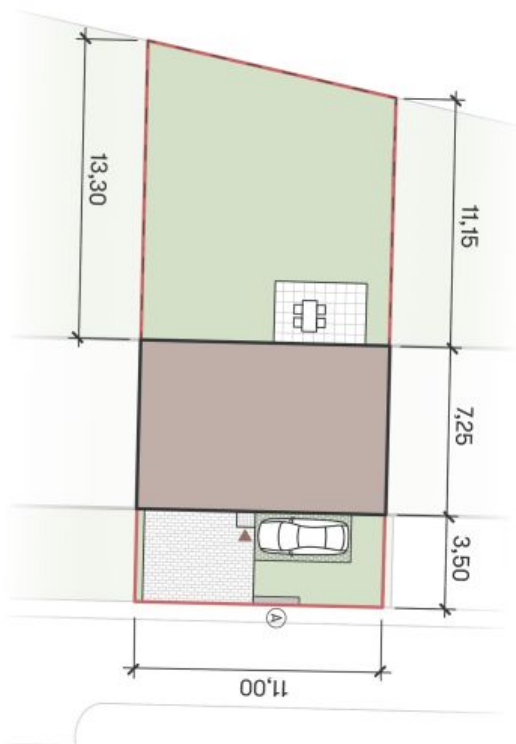


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## Situace



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Etapa III.



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

- Ⓐ 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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