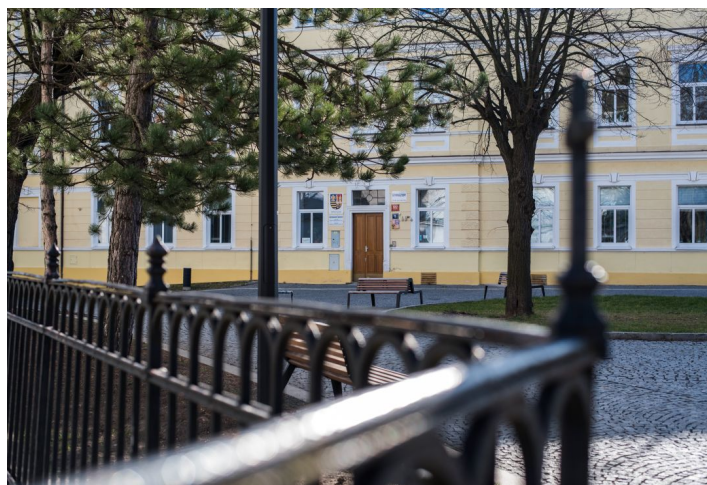




## House Three-bedroom (4+kk)

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	296 m <sup>2</sup>
Foot print	82 m <sup>2</sup>
Garden	152 m <sup>2</sup>
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	37462

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.

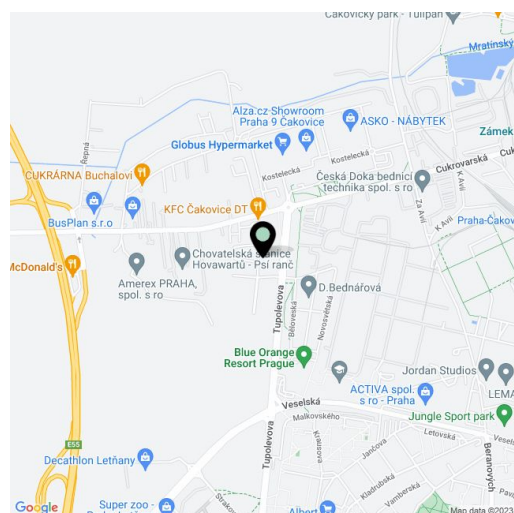
The Na Pramenech project provides excellent civic amenities consisting of 2 shopping centers and small shops, endless opportunities for sports, good connections with the city center, and plenty of spaces for leisure and relaxation. Within easy reach are kindergartens and elementary schools, a high school, 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 151.8 m<sup>2</sup>, plot 296 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.



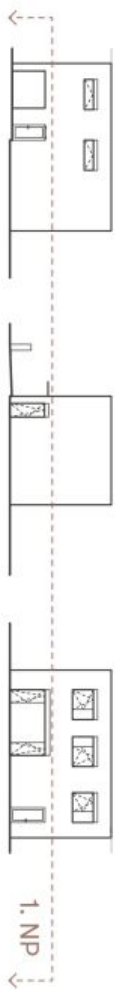
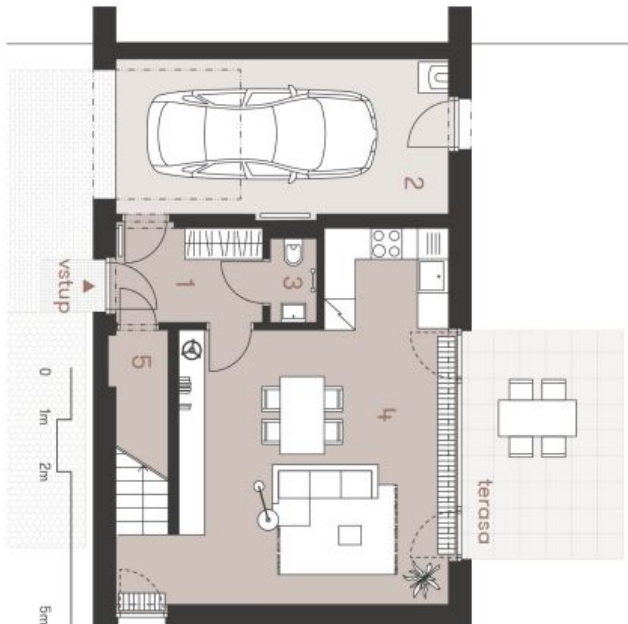


# House Three-bedroom (4+kk)

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

Sold

NA PRAMENECH



Bohátá podlažka domu představuje elegantní řešení domu. Kuchynská linka a nábytek tvoří součást dobového domu, zatímco je zahrnuto pouze pro restauraci. Specifická pro venkovskou, povrchové úpravy a materiál vyhovují je předchází podlahy "Standard nemovitosti". Developer se vyhraňuje právo na změny a upřesnění bez předchozího upozornění.



B14 | 4+kk | 132,40 m<sup>2</sup>

Etapa III.

č.	místnost	m <sup>2</sup>
1	zábavň	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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+420 257 328 281, +420 257 322 032  
info@svoboda-williams.com

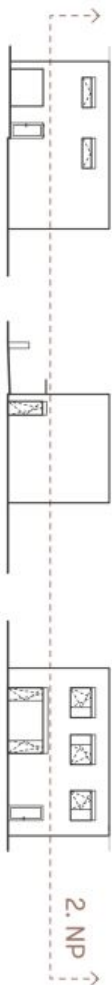


# House Three-bedroom (4+kk)

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

Sold

NA PRAMENECH



Bohemia podpora domu představuje sdružení řekni domu. Každý má lístek a nábytek nejsou součástí dobdvly domu, zřízení je zahrnuto pouze pro rezident. Specifické pro investiční, povrchové úpravy a ostatní výlohy je předchází právní "Standard nemovitosti" Developer se výhradně právo na zřízení a upřesnění bez předchozího upozornění.

B14 | 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

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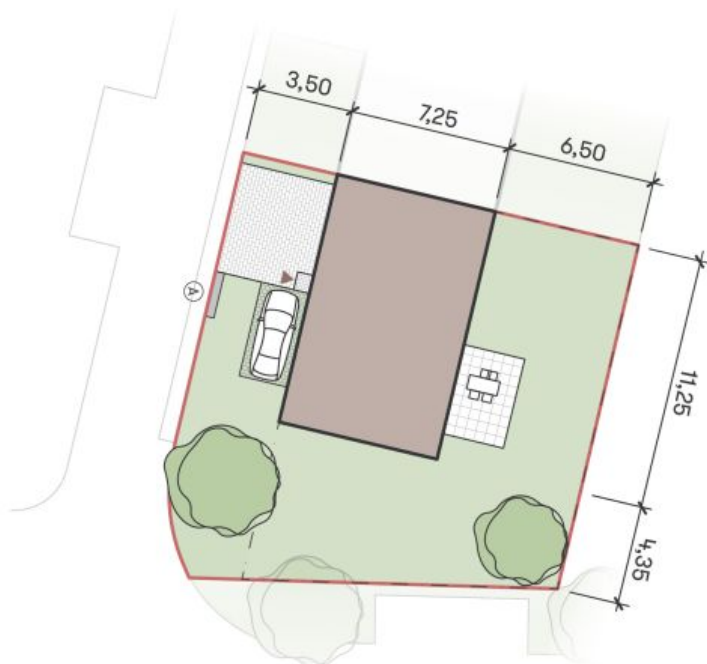


# House Three-bedroom (4+kk)

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

Sold

## Situace



NA PRAMENECH

B14 | 4+kk | 132,40 m<sup>2</sup>  
Etapa III.



plocha	m <sup>2</sup>
zastavaná plocha domu	82,20
zahradka	151,80
ostatní plocha	62,00
celková plocha pozemku	296,00

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

www.domynopramenech.cz

Developer  
bpd development

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Sold

## Cellková situace



NA PRAMENECH

B14 | 4+kk | 132,40 m<sup>2</sup>

Etapa III.



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