



## House Three-bedroom (4+kk)

Sold

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





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Plot	279 m <sup>2</sup>
Foot print	82 m <sup>2</sup>
Garden	142 m <sup>2</sup>
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	37465

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.

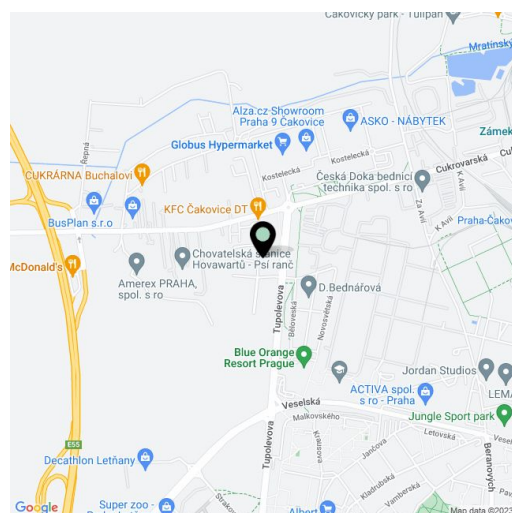
The Na Pramenech project provides excellent civic amenities consisting of 2 shopping centers and small shops, endless opportunities for sports, good connections with the city center, and plenty of spaces for leisure and relaxation. Within easy reach are kindergartens and elementary schools, a high school, 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 132.2 m<sup>2</sup>, usable area 125.7 m<sup>2</sup>, built-up area 82.2 m<sup>2</sup>, garden terrace 13.8 m<sup>2</sup>, garden 141.8 m<sup>2</sup>, plot 279 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.



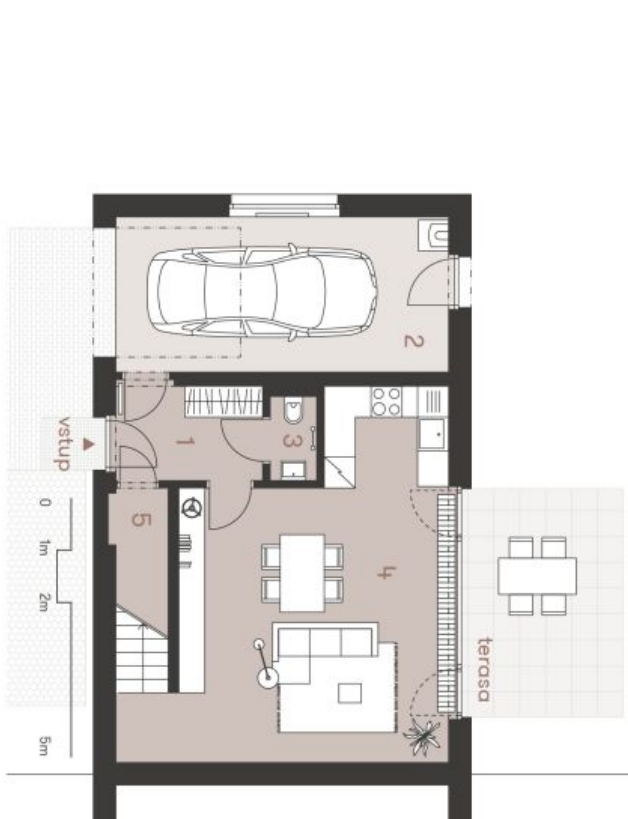


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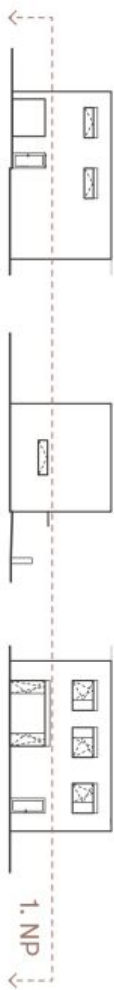
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NA PRAMENECH



Bolšíma podlažiu domu predstavuje elegantný federálny dom. Kuchynská linka a nábytok tejto súčasti doobľúbil dom, zariadení je zahrnuto pouze pro rekonstrukt. Specifická pro venkovskou, povrchové úpravy a ostatní výškovní je předcházení "Standardní rekonstrukt". Developer je výškové práce na zemi a upravení bez předcházení upozornění.



B17 | 4+kk | 132,24 m<sup>2</sup>

č.	místnost	m <sup>2</sup>
1	zobavň	5,43
2	garáž	19,38
3	wc	1,46
4	obývací pokoj s kuchyní	34,68
5	komora	1,75
užitná plocha 1. NP		62,70
terasa		13,81
užitná plocha domu celkem		125,69
podlahová plocha domu celkem		132,24

www.domynpramenech.cz

Developer  
bpd development

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



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Bohemia podporuje domnu prepravovacie služby pre domy. Každý náhodný líhnik o náhodný je napojený na spoločný dom, zariadený je celkom nové prostredie. Specifické prostredie, povrchové úpravy a ostatné výhody je predchádzajúci "Standard nemovitosti" Developer sa vyhradzuje právo na zmenu a upravení bez predchádzajúceho upozornenia.

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Etapa III.



č.	miestnosť	m <sup>2</sup>
6	chodba a schodište	11,91
7	koupelna	5,75
8	pokoje	17,12
9	pokoje	11,56
10	pokoje	13,53
11	komora	3,12
užitná plocha 2. NP		62,99
užitná plocha domu celkom		125,69
podlahová plocha domu celkom		132,24

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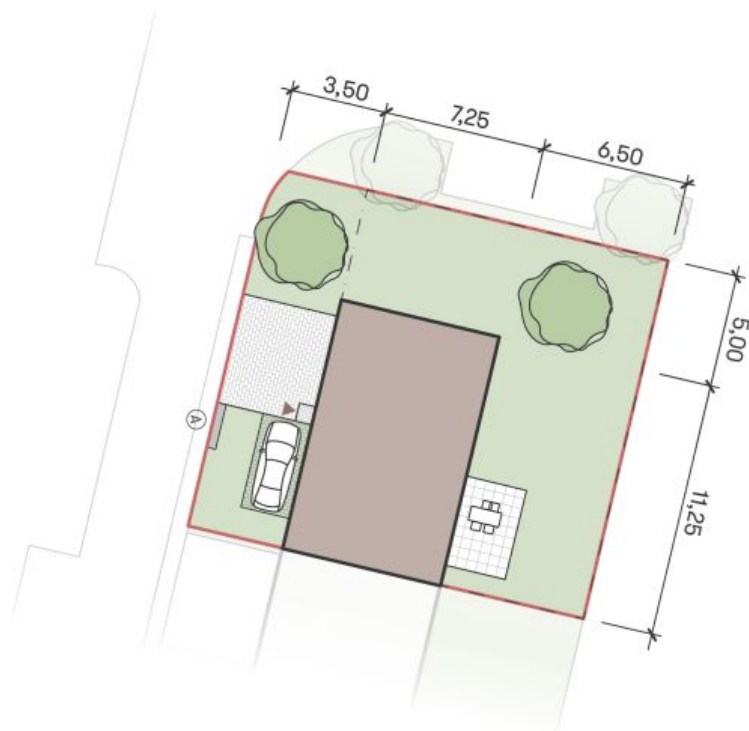


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## Situace



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Etapa III.



plocha	m <sup>2</sup>
zastavěná plocha domu	82,20
zahradka	14,180
ostatní plocha	55,00
celková plocha pozemku	279,00

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

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

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## Cellková situace



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Etapa III.



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