



## House Four-bedroom (5+kk)

Sold

151 m<sup>2</sup>, Prague 9, Čakovice, Schollova





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Plot	384 m <sup>2</sup>
Foot print	99 m <sup>2</sup>
Garden	229 m <sup>2</sup>
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	37466

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 hallway with a closet, a toilet, and access to the **garage**. Upstairs, accessible from the staircase from the living room there will be a master bedroom with a preparation for an en-suite bathroom, 3 bedrooms, and a bathroom.

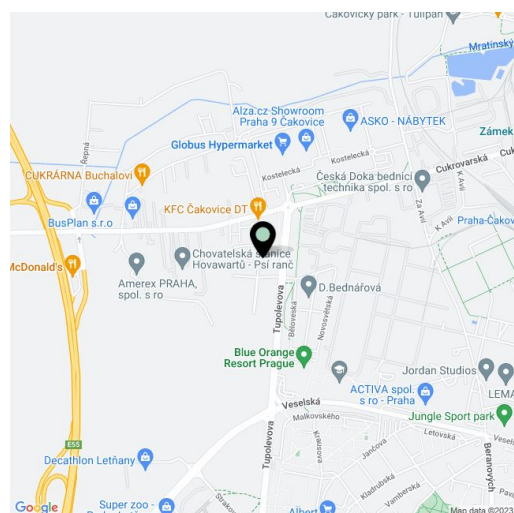
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, underfloor heating, and a preparation for window blinds, Laufen, Hansgrohe, Roltechnik, and Tece sanitary ware, 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, a skate park, or a 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 159.1 m<sup>2</sup>, useable area 151.3 m<sup>2</sup>, built-up area 98.7 m<sup>2</sup>, garden terrace 13.2 m<sup>2</sup>, garden 229.4 m<sup>2</sup>, plot 384 m<sup>2</sup>

For more information about the project visit the website

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



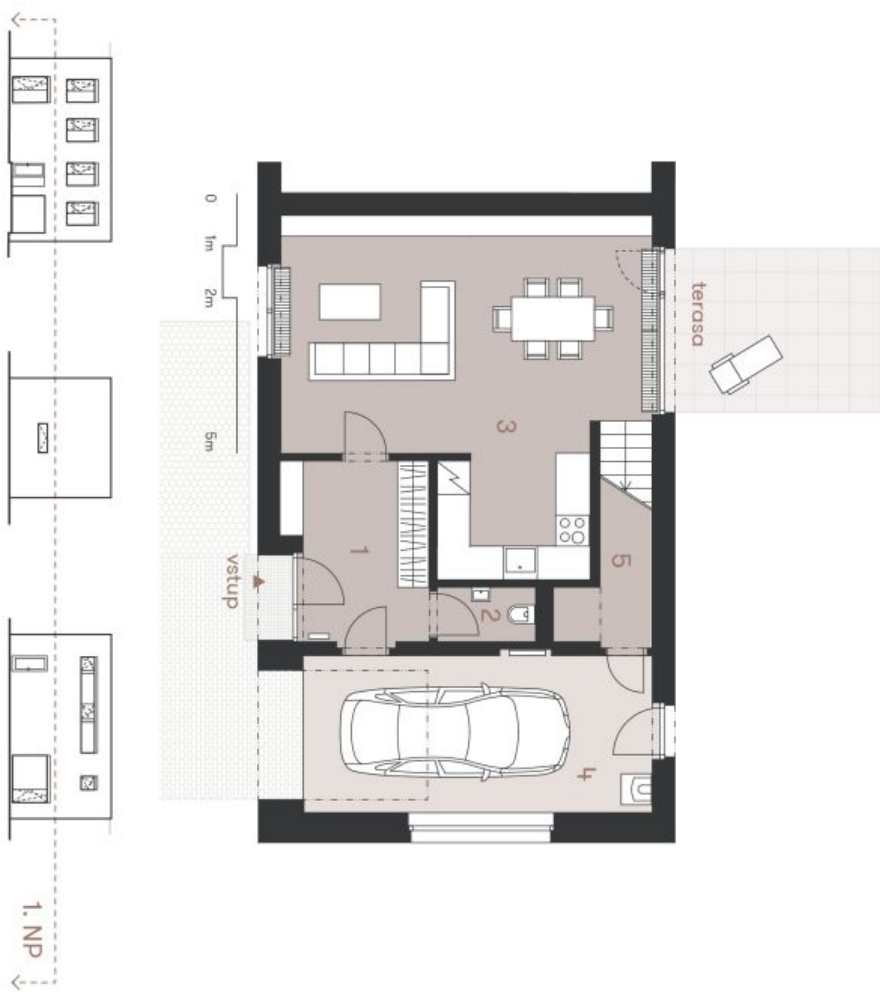


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NA PRAMENECH



Bohemia podotratku domu představuje elipsovitý federální dům. Kuchynská linka a nábytek nejsou součástí dodávky domu, zatímco je zahrnuto pouze pro restauraci. Specifikace pro keramiku, povrchové úpravy a ostatní výstrojí je předložena přílohou "Standardní specifikace". Developer se vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

P102 | 5+kk | 159,10 m<sup>2</sup>

Etapa III.



č.	místnost	m <sup>2</sup>
1	zábavň	9,43
2	wc	2,00
3	obývací pokoj s kuchyní	40,20
4	garáž	20,60
5	komora	3,17
užitná plocha 1. NP		75,40
terasa		13,22
užitná plocha domu celkem		151,34
podlahová plocha domu celkem		159,10

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

Developer  
bpd development

svoboda&williams | Ekluzivní prodejce  
CHRISTIE'S  
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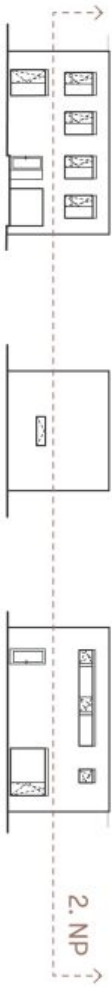
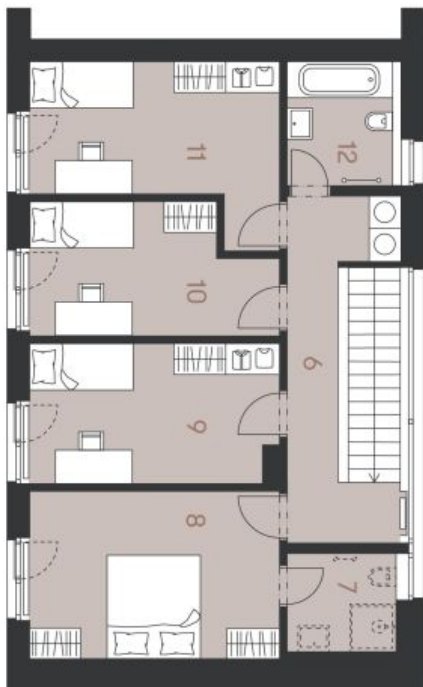


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Bohéma podotřepu domu představuje elegantní řadu domů. Každý má široké a nízké okno, zajišťující maximální světlo a vzduch. Specifické pro tento typ je podlahová úprava "Standardní rovnováha". Developer se výhradně prou na zřízení a upravení každé předchozí úpravy.



P102 | 5+kk | 159,10 m<sup>2</sup>

Etapa III.

č.	místnost	m <sup>2</sup>
6	chodba a schodiště	13,80
7	šatna (možnost koupelny)	4,03
8	pokoř	15,63
9	pokoř	12,83
10	pokoř	11,20
11	pokoř	13,53
12	koupelna	4,92
užitná plocha 2. NP		75,94
užitná plocha domu celkem		151,34
podlahová plocha domu celkem		159,10

www.domupramenech.cz

Developer  
bpd development

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## Situace

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

plocha	m <sup>2</sup>
zastavěná plocha domu	98,70
zahradní plocha	229,30
ostatní plocha	56,00
celková plocha pozemku	384,00



P102 | 5+kk | 159,10 m<sup>2</sup>  
Etapa III.

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## Cellková situace



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Etapa III.



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