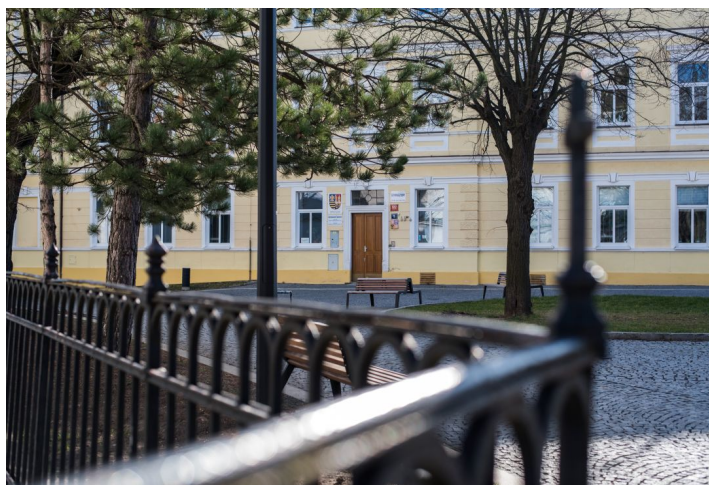




House Four-bedroom (5+kk)

Sold

151 m², Prague 9, Čakovice, Schollova





House Four-bedroom (5+kk)

Sold151 m², Prague 9, Čakovice, Schollova

| | |
|------------------|---|
| Plot | 357 m ² |
| Foot print | 99 m ² |
| Garden | 205 m ² |
| Parking | Garage parking space and place on the plot. |
| Garage | Yes |
| Cellar | - |
| PENB | B |
| Reference number | 37469 |

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.

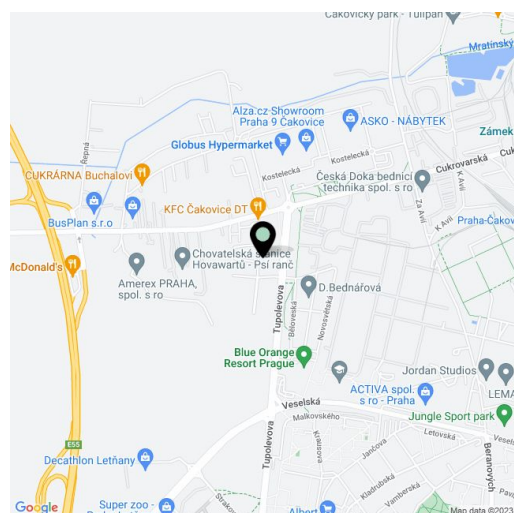
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, underfloor 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 159.3 m², useable area 151.4 m², built-up area 98.7 m², garden terrace 13.2 m², garden 205.3 m², plot 357 m²

For more information about the project visit the website

www.domynapramenech.cz.



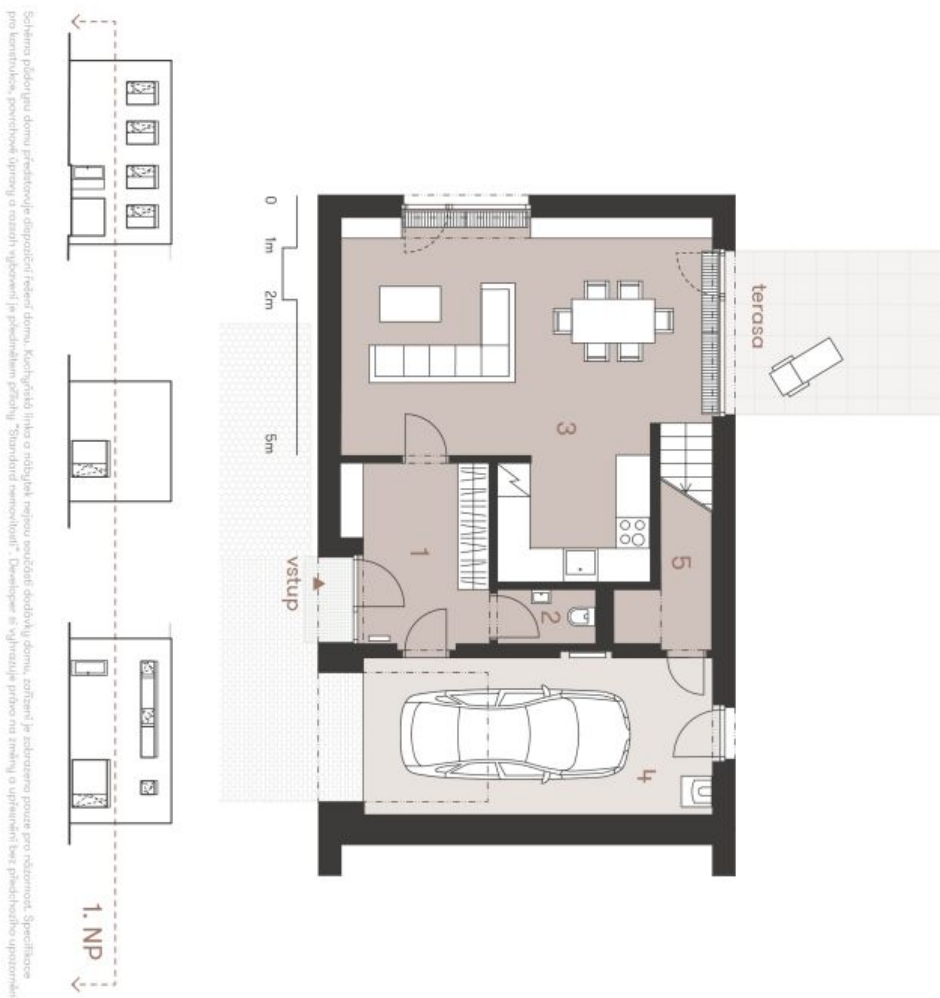


House Four-bedroom (5+kk)

151 m², Prague 9, Čakovice, Schollova

Sold

NA PRAMENECH



Bohemia podpora domu představuje sdílený federativní dům. Každý má svůj vlastní dům, zatímco je sdíleno pouze pro restauraci. Specifické pro investiční, povrchové úpravy a ostatní výhledy je předcházení "Standard renevoit". Developer se vyhraňuje předcházení úpravám.



P104 | 5+kk | 159,30 m²

Etapa III.

| č. | místnost | m ² |
|------------------------------|------------------------|----------------|
| 1 | zobavř | 9,43 |
| 2 | wc | 2,00 |
| 3 | obvavř pokoj s kuchynř | 40,30 |
| 4 | garř | 20,60 |
| 5 | komora | 3,17 |
| užitnř plocha 1. NP | | 75,50 |
| terasa | | 13,22 |
| užitnř plocha domu celkem | | 151,44 |
| podlahovř plocha domu celkem | | 159,30 |

www.domynpramenech.cz

Developer
bpd development

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



House Four-bedroom (5+kk)

151 m², Prague 9, Čakovice, Schollova

Sold

NA PRAMENECH



Bohemia podpora domu představuje sdružení řekně domu. Každý má právo a nábytek nejsou součástí dobdvly domu, zatím je zahrnuto pouze pro rezonant. Specifické pro investiční, povrchové úpravy a ostatní výkonné je předcházení přísluší "Standard nemovitosti" Developer se výhradně právo na zřízení a upřesnění bez předcházení upozornění.



P104 | 5+kk | 159,30 m²

Etapa III.

| č. | místnost | m ² |
|------------------------------|--------------------------|----------------|
| 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 | | 151,44 |
| podlahová plocha domu celkem | | 159,30 |

www.domupramenech.cz

Developer
bpd development

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

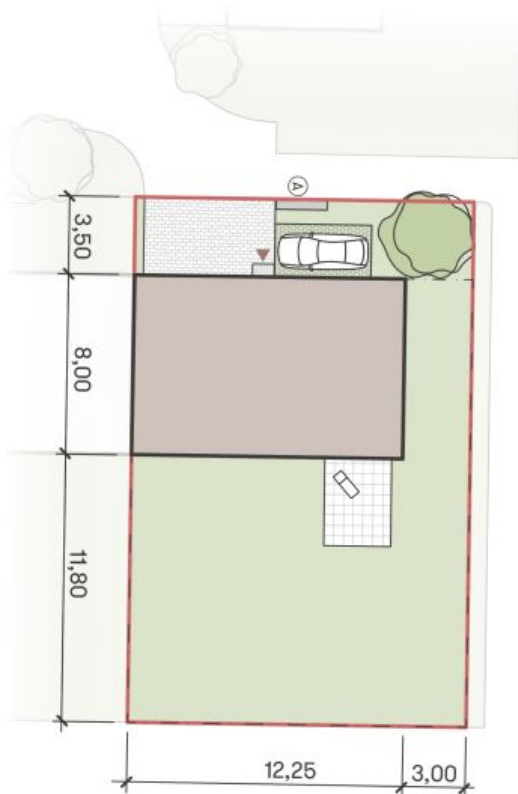


House Four-bedroom (5+kk)

151 m², Prague 9, Čakovice, Schollova

Sold

Situace



NA PRAMENECH



P104 | 5+kk | 159,30 m²

Etapa III.

| plocha | m ² |
|------------------------|----------------|
| zastavaná plocha domu | 98,70 |
| zahradka | 205,30 |
| ostatní plocha | 53,00 |
| celková plocha pozemku | 357,00 |

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

www.domuprameniach.cz

Developer
bpd development

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



House Four-bedroom (5+kk)

151 m², Prague 9, Čakovice, Schollova

Sold

Cellková situace



NA PRAMENECH

P104 | 5+kk | 159,30 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