



House Three-bedroom (4+kk)

Sold

126 m², Prague 9, Čakovice, Schollova





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Plot	291 m ²
Foot print	82 m ²
Garden	152 m ²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	39813

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 summer 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.

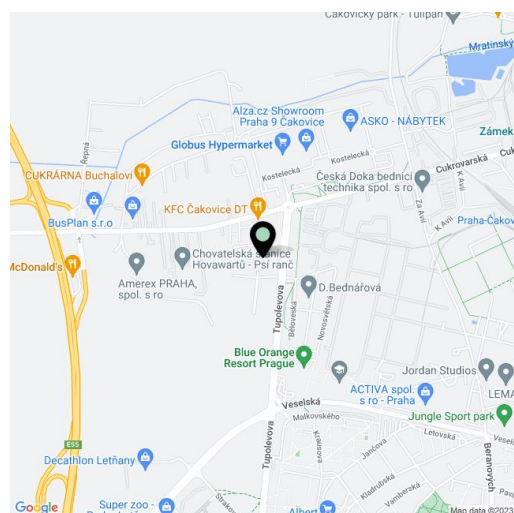
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation 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 m², usable area 125.7 m², built-up area 82.2 m², garden terrace 13.8 m², garden 151.8 m², plot 291 m²

For more information about the project visit the website 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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NA PRAMENECH



Sklepené podlažie je domou prídato a je dizajnované ako súčasť celého domu. Kuchynská linka a nábytok majú sovedľavý štýl, zařítení je združované podľa potreby. Spoločenská izba je vybavená modernou technikou a rozličnými možnosťami. Developer si vyhradzuje právo na zmeny a upravení bez predbežného upozornenia.

B72 | 4+kk | 132,24 m²
Etapa IV.



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

www.domynapramenech.cz

Developer
bpd development

svoboda&williams | Ekluzivní prodejce
CHRISTIE'S
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Na Perlašské 2, 110 00 Praha 1
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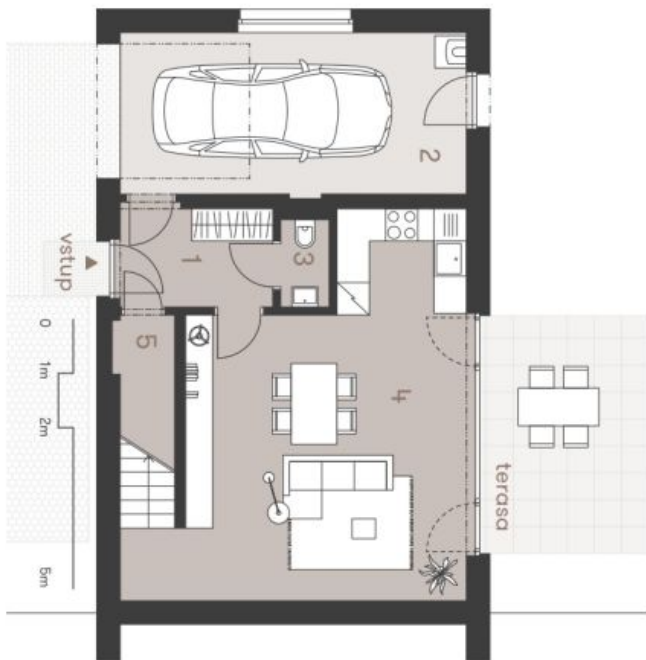
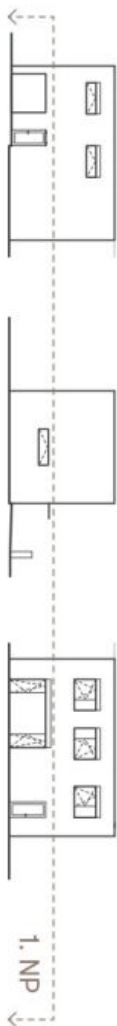


Schéma půdorysu domu představuje dispozicií kápní domu. Každý náčrt je kópní náčrtu součástí dokladu domu, zatímco je součástí pouze pro radost. Společně s plánem, povrchové úpravy a rozložení výhledů je přehledem přísluší "Standard nemovitosti". Developer si nepřijímá právo na změny a upřesnění bez předchozího upozornění.



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Etapa IV.



č.	miřnost	m ²
1	zřdverř	5,43
2	garřž	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

bpd development
Developer

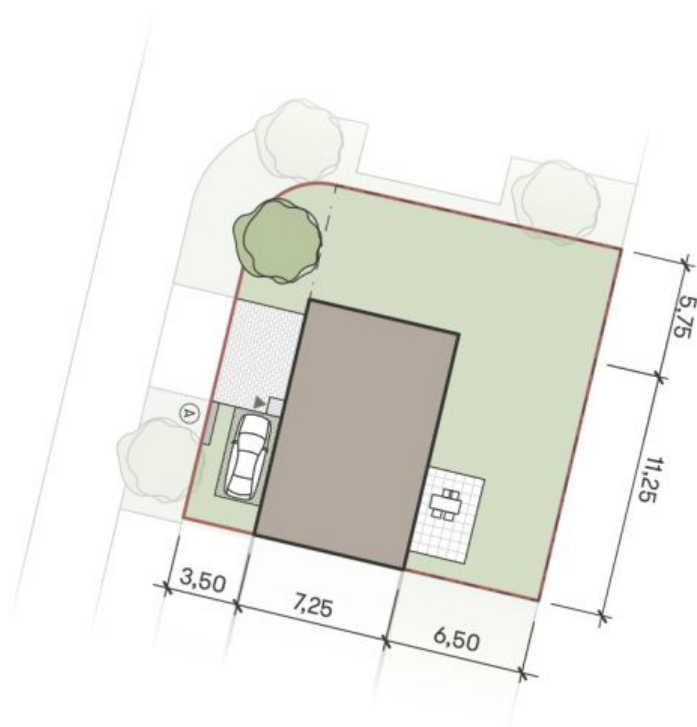
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- Ⓐ sdrúžený pilíř pro elektrorňer a plynoměr
- hranice pozemku
- - - - - oplotení

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plocha	m ²
zastavěná plocha domu	82,20
zahradra	151,80
ostatní plocha	57,00
celková plocha pozemku	291,00





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Celková situace



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