



## House Three-bedroom (4+kk)

Sold

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





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Plot	290 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	39814

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.

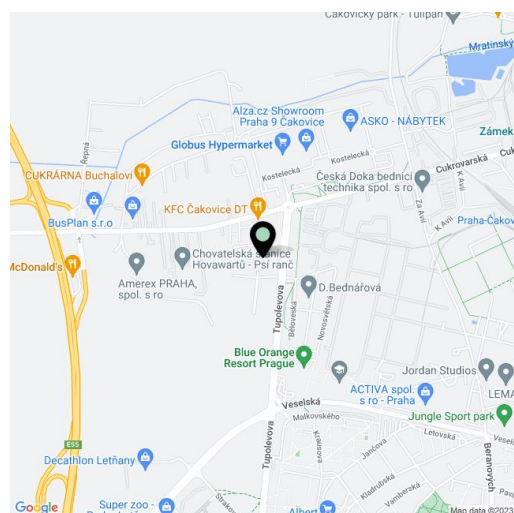
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation 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 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 151.8 m<sup>2</sup>, plot 290 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.



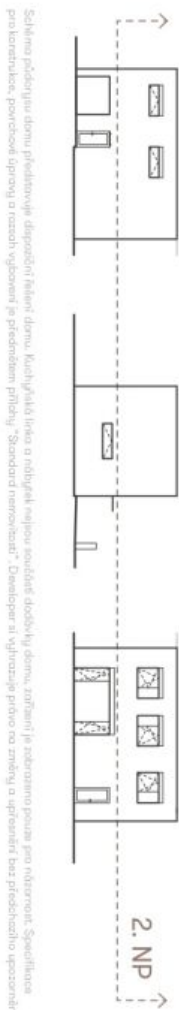


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Střelná poloha v centru Prahy, výhledově dostupný říční dům. Kuchyňská linka a nábytková sestava součástí dodávky dle smlouvy. Zahrádka je zadržována pouze pro informovat. Specifika pro komunikaci, povrchové úpravy a rozvod výtahové je předepsán přílohou "Standard nemovitosti". Developer a výhružně příloha na změny a úpravy bez předchozího upozornění.



B56 | 4+kk | 132,24 m<sup>2</sup>

Etapa IV.

č.	místnost	m <sup>2</sup>
6	chodba a schodiště	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 celkem		125,69
podlahová plocha domu celkem		132,24

www.domjnapramenech.cz

Developer  
bpd development

svoboda&williams | CHRISTIE'S  
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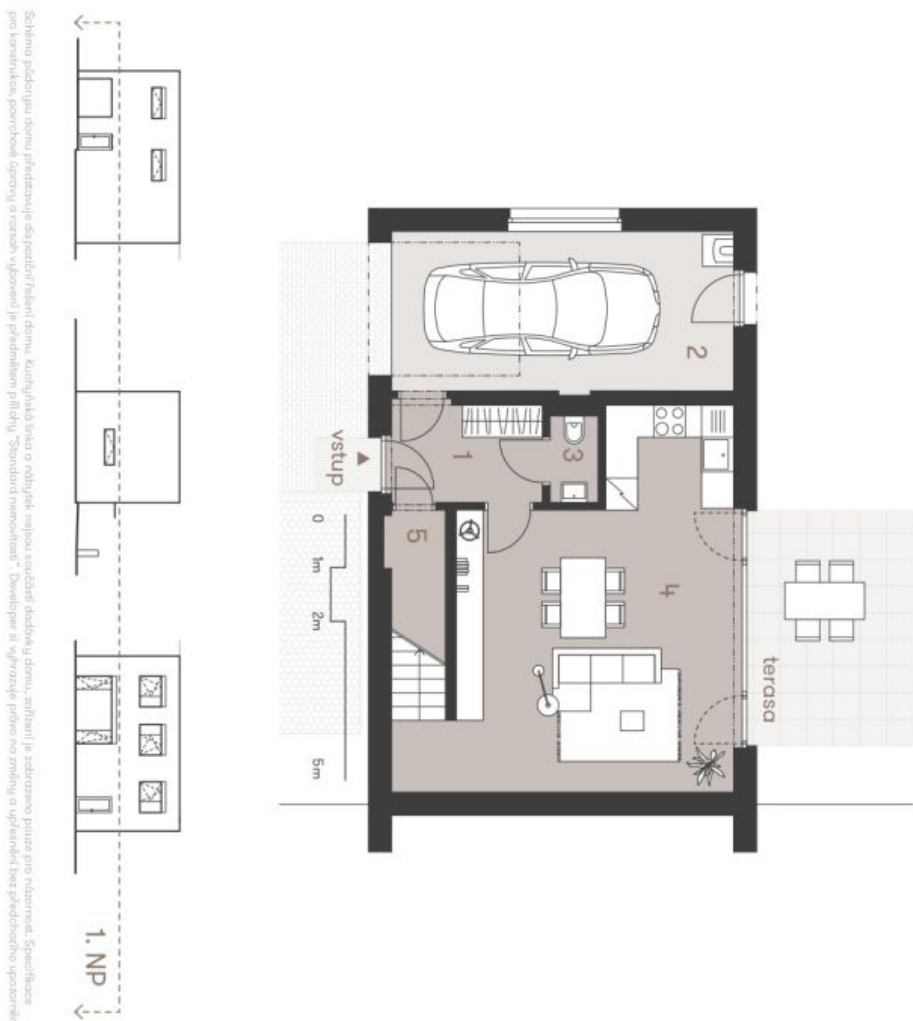


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Šedivou podlahu domu představuje despraktický lakovaný dřevem, kování nábytku a nábytkové doplňky u domu, stříbrní je zdobeno pouze pro nádobí. Specifické pro konstrukci povrchové úpravy a rozložení vzhledem je předním prvkem "Standard nemoctost". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

č.	místnost	m <sup>2</sup>
1	zdv. dvíř	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

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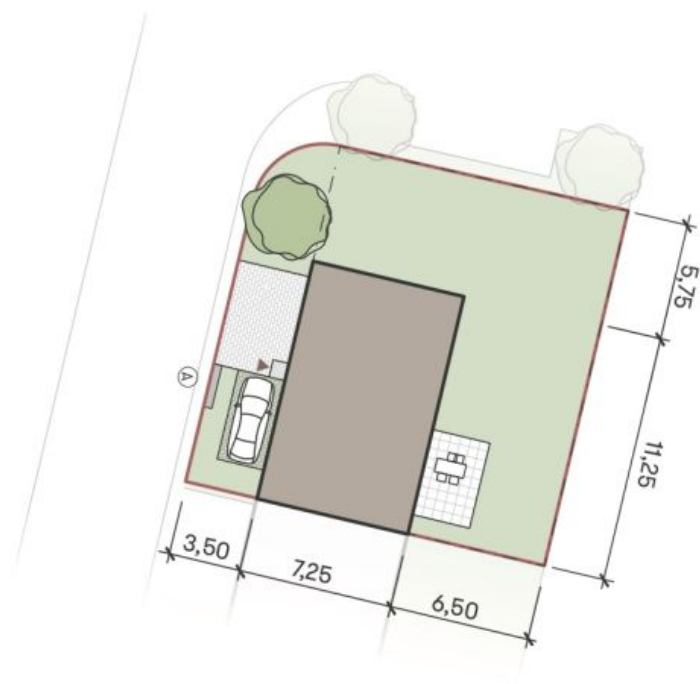




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plocha	m <sup>2</sup>
zastavěná plocha domu	82,20
zahradka	151,80
ostatní plocha	56,00
celková plocha pozemku	290,00

- Ⓐ sdrúžený piliř pro elektroměr a plynoměr
- hranice pozemku
- - - - - oplacení

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## Celková situace



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Etapa IV.



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