



House Three-bedroom (4+kk)

Sold

126 m², Prague 9, Čakovice, Tupolevova





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Plot	290 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	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.

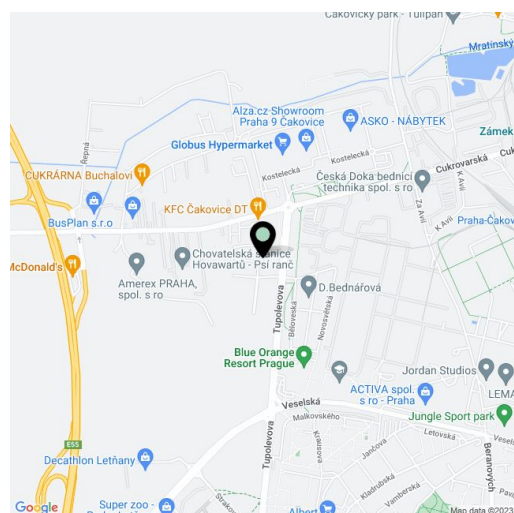
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation 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 m², usable area 125.7 m², built-up area 82.2 m², garden terrace 13.8 m², garden 151.8 m², plot 290 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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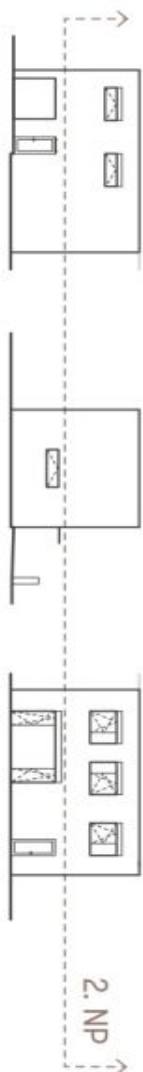
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NA PRAMENECH



Skúsenosť podieľať domy priležitostne disponovať interiér domu. Kuchynská linka a robotačky najľahšie súdržné dachový dom, zariadení je modernizované podľa požiadaviek. Špeciálne pre karchovské, povrchové úpravy a rozloženie výstavby je predmetom prílohy "Standard nemovitosti". Developer si vyhradzuje právo na emóciu a upravení bez predchádzajúceho upozornenia.



B56 | 4+kk | 132,24 m²

Etapa IV.



č.	místnosť	m ²
6	chodba a schodište	11,91
7	koupelňa	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

www.domynapramenech.cz

Developer
bpd development

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

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info@svoboda-williams.com

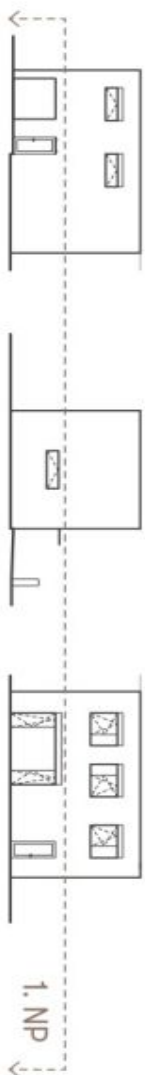
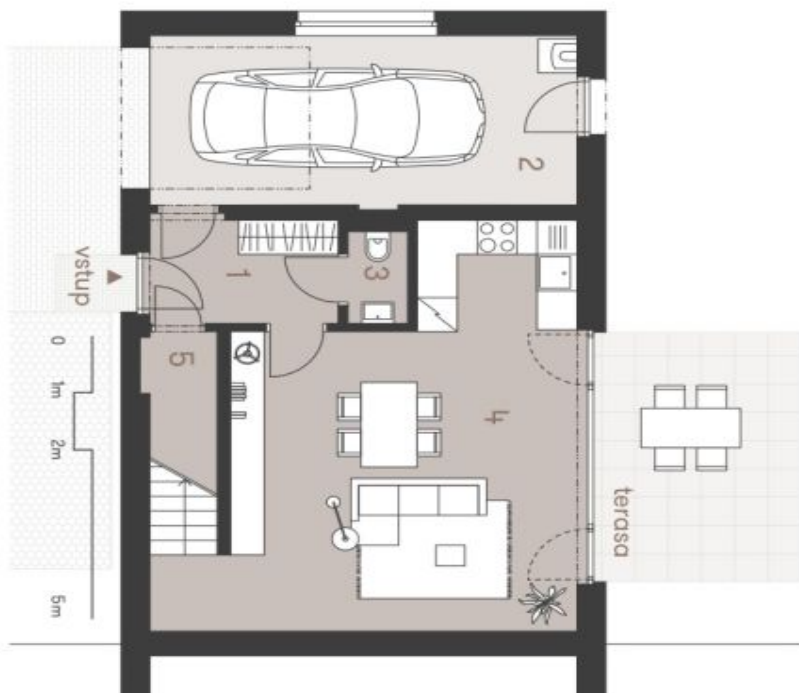


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Šedivou podlahou domu představuje designové řešení domu. Kuchynská stěna a obývací angína součástí dodává u domu, zařízení je zobrazeno pouze pro představu. Specifikace pro konstrukci, povrchové úpravy a rozložení výhledů je přílohou přílohy "Standardní informace". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.



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Etapa IV.

č. místnost m²

1	zábavň	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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Developer
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Exkluzivní prodejce

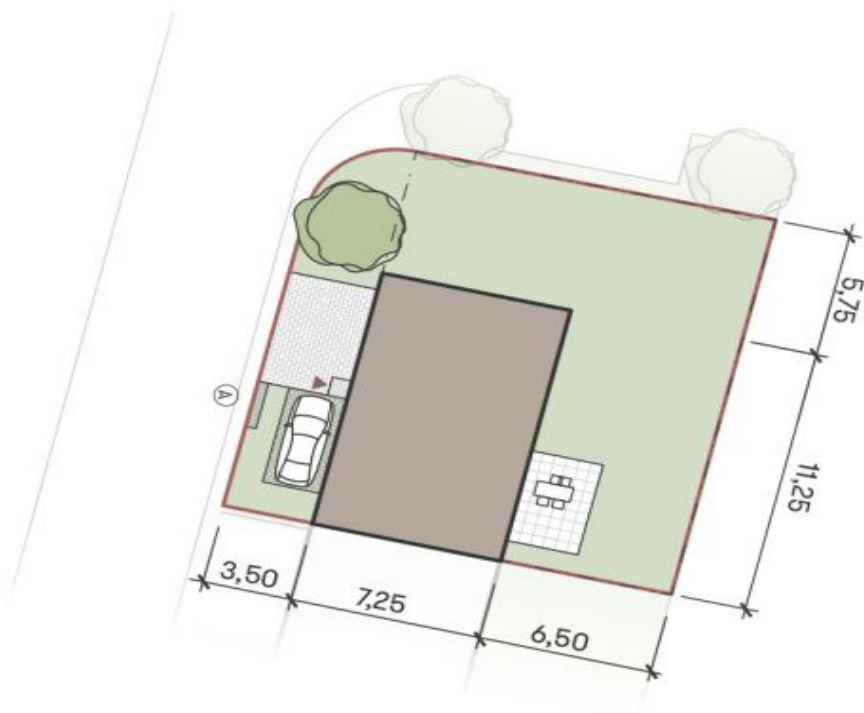
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- Ⓐ sdrúžený pilíř pro elektroničár a plynoměr
- hranice pozemku
- - - - - oplocení

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Developer
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Exkluzivní prodejce

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Etapa IV.



plocha	m ²
zastavěná plocha domu	82,20
zahradá	151,80
ostatní plocha	56,00
celková plocha pozemku	290,00



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Etapa IV.



Celková situace

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Developer

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