



House Three-bedroom (4+kk)

Sold

124 m², Prague 9, Čakovice, Tupolevova





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Plot	190 m ²
Foot print	80 m ²
Garden	71 m ²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	39819

This elegantly designed 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.

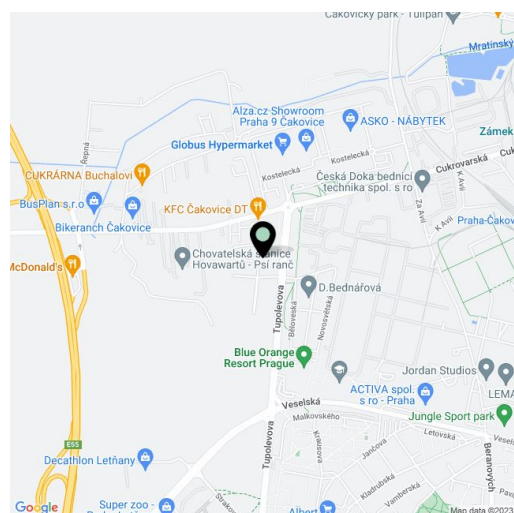
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, underfloor 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, 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 130.6 m², usable area 124.1 m², built-up area 80.2 m², garden terrace 13.8 m², garden 70.8 m², plot 190 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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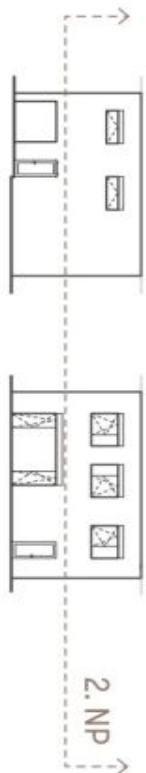


Schéma podlažnej domy predstavuje dispozičné riešenie domu. Kuchynská linka a nábytok najľahšie súčastí domovej zostavy, zariadenie je zobrazované podľa možnosti. Špecifikácie pri konštrukcii, povrchové úpravy a rozsad vyhovujú je predbežným prílohy "Standard nemovitosti". Developer si vyhradzuje právo na zmeny a úpravy bez predbežného upozornenia.

B71 | 4+kk | 130,63 m²

Etapa IV.



č.	miestnosť	m ²
6	chodba a schodište	11,91
7	koupeľňa	5,75
8	pokoj	17,12
9	pokoj	11,56
10	pokoj	13,02
11	komora	2,85
užitná plocha 2. NP		62,21
užitná plocha domu celkom		124,10
podlahová plocha domu celkom		130,63

www.domynapramenech.cz

Developer
bpd development

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Exkluzivní prodejce

Na Pevšígne 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
info@svoboda-williams.com

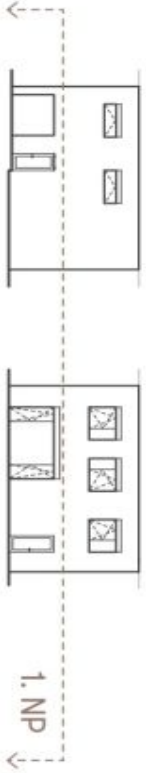
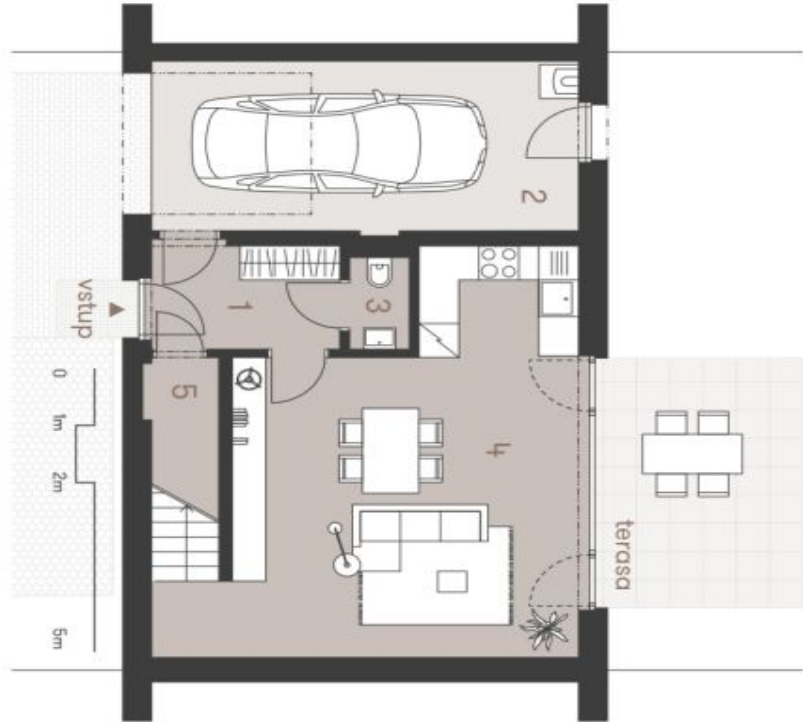


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Bez kleno podlahy domu předvedouje dispozicni řešení domu. Kuchynská linka a obývací pokoj součástí dodávky domu, zařízení je zobrazeno pouze pro názornost. Specifikace při kreslení, povrchové úpravy a rozsoh vzhledu je předním přídí "Standard nemovitosti". Developer si vyhrazuje právo na změny a vpravení bez předchozího upozornění.

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Etapa IV.



č.	místnost	m ²
1	zádveř	5,43
2	garáž	19,38
3	wc	1,46
4	obývací pokoj s kuchyní	33,87
5	komora	1,75
užitná plocha 1. NP		61,89
terasa		13,81
užitná plocha domu celkem		124,10
podlahová plocha domu celkem		130,63

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Etapa IV.



plocha	m ²
zastavěná plocha domu	80,20
zahradra	70,80
ostatní plocha	39,00
celková plocha pozemku	190,00

- Ⓐ sdrúžený pilíř pro elektroměr a plynometr
- hranice pozemku
- - - - - oplotení

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Etapa IV.



Celková situace

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