



## House Four-bedroom (5+kk)

197 m<sup>2</sup>, Prague 9, Čakovice, Schollova

Sold

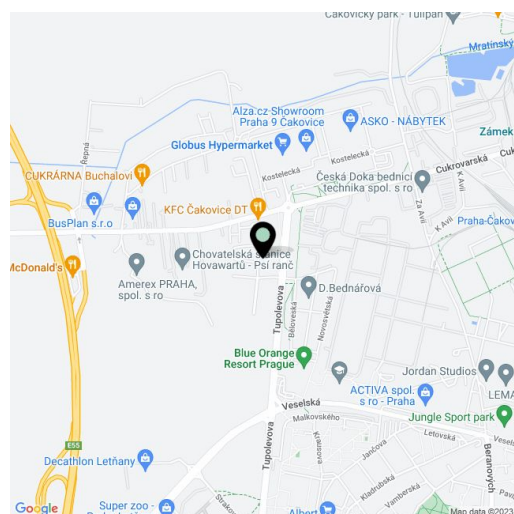




## House Four-bedroom (5+kk)

**Sold**197 m<sup>2</sup>, Prague 9, Čakovice, Schollova

Usable area	197 m <sup>2</sup>
Plot	621 m <sup>2</sup>
Foot print	120 m <sup>2</sup>
Garden	501 m <sup>2</sup>
Floor area	169 m <sup>2</sup>
Terrace	28 m <sup>2</sup>
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	40961



This elegantly designed family house (half of a semi-detached house) with a rooftop terrace and 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 the 2nd half of 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**. There will also be a large entrance hall, a toilet, a laundry room, and a staircase. Upstairs is the master bedroom with a dressing room and en-suite bathroom, two more bedrooms with access to a nearly **30-meter rooftop terrace**, a study, a bathroom, and a hallway with stairs. Thanks to the amount of daylight it receives, another room such as a study or guest room can be created from the laundry room on the ground floor, thus extending the layout to 5-bedroom.

The house will be handed over with **fully finished final surfaces** (not including the kitchen). Facilities consist of **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 with direct access to the house and on an outside parking space** on the property. The garden ends with a grassy incline, guaranteeing **real privacy**.

The **Na Pramenech** project provides excellent civic amenities consisting of 2 shopping centers and small shops, endless sports opportunities, **good connections to 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 169.75 m<sup>2</sup>, usable area 164.04 m<sup>2</sup>, built-up area 120 m<sup>2</sup>, garden terrace 11.25 m<sup>2</sup>, rooftop terrace 27.98 m<sup>2</sup>, garden 142 m<sup>2</sup>, separate plot with pipeline easement 359 m<sup>2</sup> (contact our office for more information), plot total 621 m<sup>2</sup>.

For more information about the project, visit the website

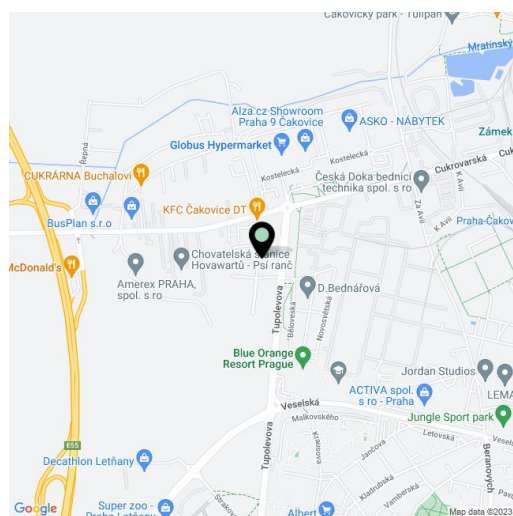


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href="https://www.domynapramenech.cz/en/homepage-en/"  
target="\_blank">www.domynapramenech.cz.



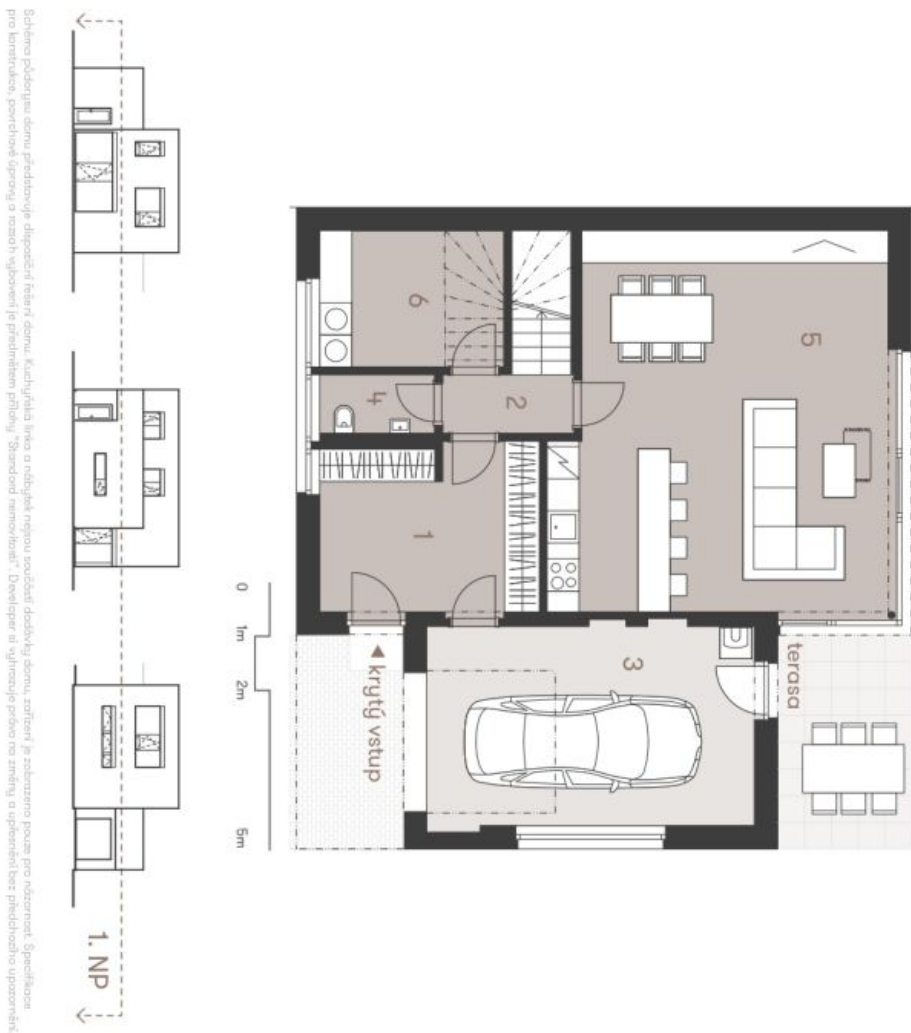


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Súhlasom podrobnejšie informácie disponovať reálnym domom. Kuchynská linka a nábytok nie sú súčasťou dodávky domu, zariadenie je zobrazeno pouze pro informáciu. Špecifikácia pre konštrukciu, porovnanie výstavby a rozloženie je predmetom prílohy "Standard memorizácie". Developer si vyhradzuje právo na zmeny a upravení bez predbežného upozornenia.

D135 | 5+kk | 170,50 m<sup>2</sup>

Etapa IV.



č.	místnost	m <sup>2</sup>
1	vestupní hala	12,98
2	chodba	2,71
3	garáž	23,06
4	wc	2,37
5	obývací pokoj s kuchyní	44,09
6	technická místnost	8,79
užitná plocha 1. NP		94,00
terasa		11,25
užitná plocha domu celkem		164,04
podlahová plocha domu celkem		169,75

[www.domynapramenech.cz](http://www.domynapramenech.cz)

Developer  
bpd development

svoboda&williams | Ekluzivní prodejce  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

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



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Sobělnou přídatelnou domu, představitel je dispoziciť ředitel domu. Každýhžáků linka a odůpřelá nejvíce seadřít doobřhý domu, zřítřel je sobřzamo pozice pro lokoznost. Specifikaice pro lokoznost, pozicicové opřzřijí a rozřzch vřzřzřelí je předřzřelím přibřhý. Standard renozozit. Developer ař vřzřzřelí přibřh na zřzřelí a vřzřzřelí bez předřzřelího upozozřelí.

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Etapa IV.



č.	místnost	m <sup>2</sup>
7	chodba a schodiště	11,91
8	koupelna	5,96
9	pokoj	11,51
10	šatna	4,88
11	šatna (možnost koupelny)	3,96
12	pokoj	11,45
13	pokoj	11,96
14	pokoj	8,35

užitná plocha 2. NP 70,04

střešní terasa 27,98

užitná plocha domu celkem 164,04

podlahová plocha domu celkem 169,75

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Etapa IV.



plocha	m <sup>2</sup>
zastavěná plocha domu	120,00
zahradá a ostatní plocha	42,00
samostatný pozemek	359,00
celková plocha pozemků	621,00

- Ⓐ sdrúžený pilíř pro elektroměr a plynometr
- hranice pozemku
- - - pozemek zatížený věcným břemenem - prodávavý samostatně věcné břemeno - teplovod
- revizní šachta drenážního potrubí

www.domjnapramenech.cz

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## Celková situace



NA PRAMENECH

D135 | 5+kk | 170,50 m<sup>2</sup>

Etapa IV.



[www.domygnpramenech.cz](http://www.domygnpramenech.cz)

Developer  
bpd development

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INTERNATIONAL REAL ESTATE

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