



House Four-bedroom (5+kk)

Sold

197 m², Praha 9, Čakovice, Schollova





House Four-bedroom (5+kk)

Sold197 m², Praha 9, Čakovice, Schollova

Total area	197 m ²
Plot	619 m ²
Foot print	120 m ²
Garden	499 m ²
Floor area	169 m ²
Terrace	28 m ²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	40964

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 spring 2023.

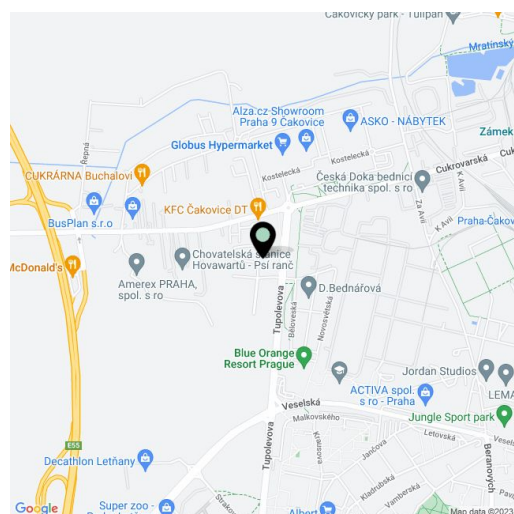
On the ground floor, there will be a living room with an open plan kitchen, a dining room, and access to a **terrace connected to the garden**. There will also be a large entrance hall, a toilet, a laundry room, and a staircase. Upstairs is the master bedroom with a dressing room and en-suite bathroom, 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 m², usable area 164.04 m², built-up area 120 m², garden terrace 11.25 m², rooftop terrace 27.98 m², garden 142 m², separate plot with pipeline easement 357 m² (contact our office for more information), plot total 619 m².

For more information about the project, visit the website



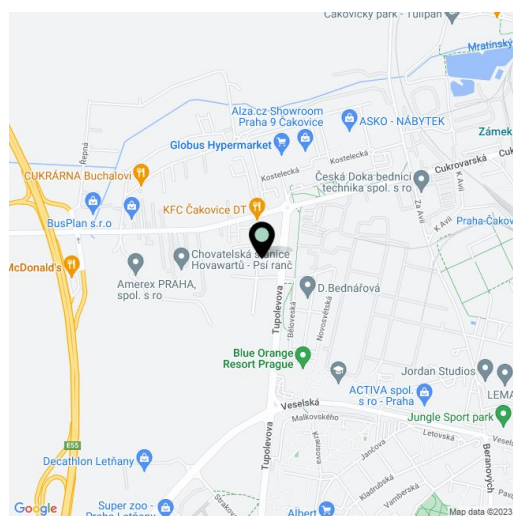


House Four-bedroom (5+kk)

Sold197 m², Praha 9, Čakovice, Schollova

Total area	197 m ²
Plot	619 m ²
Foot print	120 m ²
Garden	499 m ²
Floor area	169 m ²
Terrace	28 m ²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	40964

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



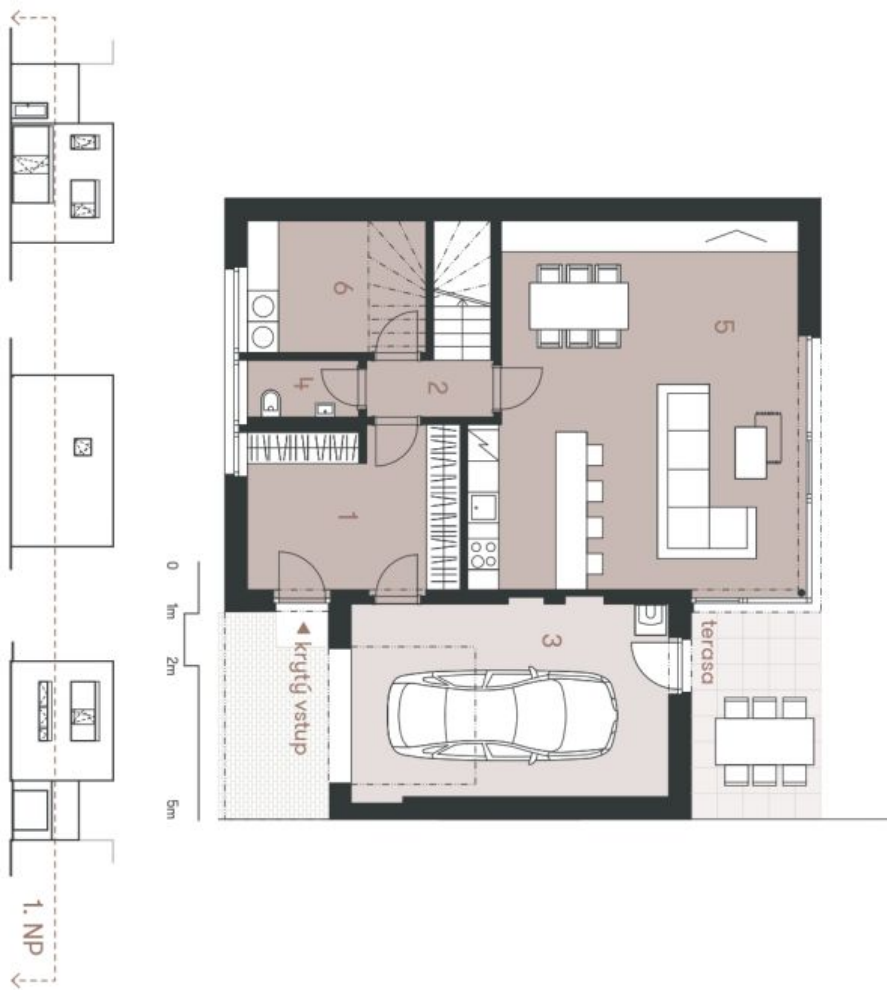


House Four-bedroom (5+kk)

197 m², Praha 9, Čakovice, Schollova

Sold

NA PRAMENECH



Střecha podlaží je domu představené dispozice řešeny dle domu. Kuchynská linka a obývací pokoj součástí dobový domu, zrušení je zobrazeno pouze pro názornost. Specifická proberání, povrchové úpravy a rozložení vlnové je představené příkladu "Standardní rozměry". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

D139 | 5+kk | 170,50 m²
Etapa IV.



č.	místnost	m ²
1	vstupní hala	12,98
2	chodba	2,71
3	obývací pokoj	24,10
4	kuchyně	2,37
5	obývací pokoj s kuchyní	44,09
6	technická místnost	8,79
užitná plocha 1. NP		95,04
terasa		11,25
užitná plocha domu celkem		165,08
podlahová plocha domu celkem		170,50

www.domynpramenech.cz

Developer
bpd development

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE
Exkluzivní prodejce
Na Pavšově 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
info@svoboda-williams.com

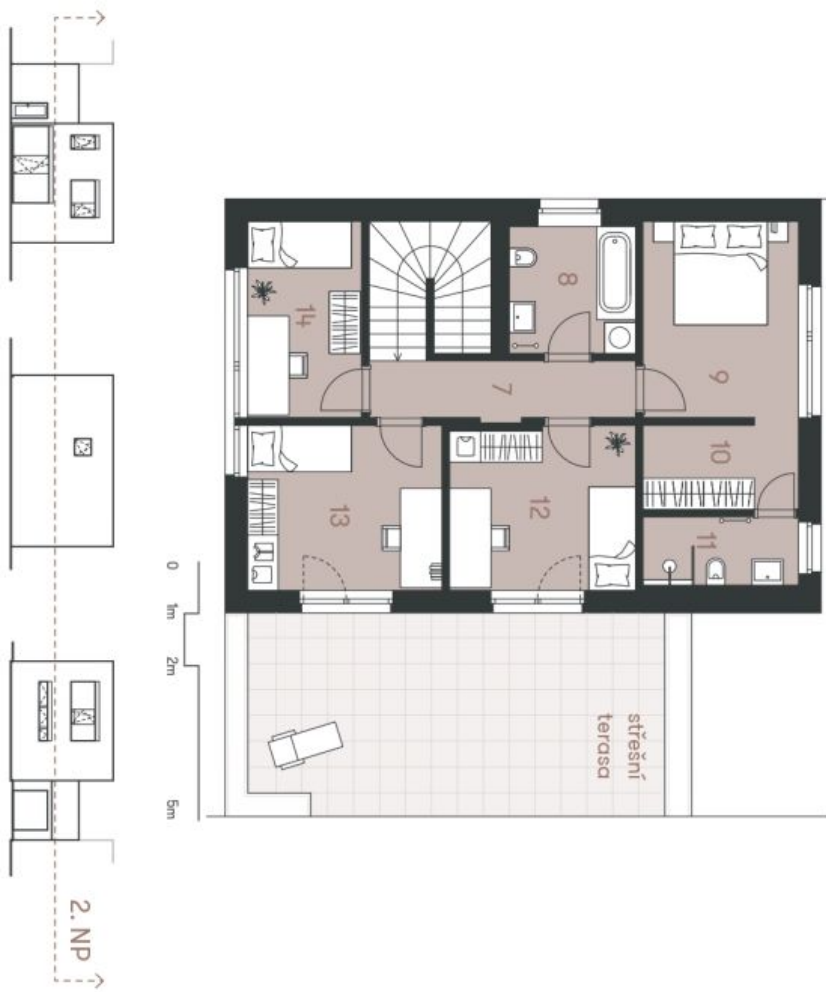


House Four-bedroom (5+kk)

197 m², Praha 9, Čakovice, Schollova

Sold

NA PRAMENECH



Střecha podlaží je domu představené úsporně řešeny. Důležitou částí domu, zejména je zobrazeno pouze pro rezervaci. Specifická problematika, povrchové úpravy a rozložení vlnové je představené přílohou "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

D139 | 5+kk | 170,50 m²
Etapa IV.



č.	místnost	m ²
7	chodba a schodiště	11,91
8	koupelna	5,97
9	pokoje	11,51
10	šatna	4,88
11	koupelna	3,96
12	pokoje	11,25
13	pokoje	11,96
14	pokoje	8,35

užitná plocha 2. NP 70,04

střešní terasa 31,72

užitná plocha domu celkem 165,08

podlahová plocha domu celkem 170,50

www.domynapramenech.cz

Developer
bpd development

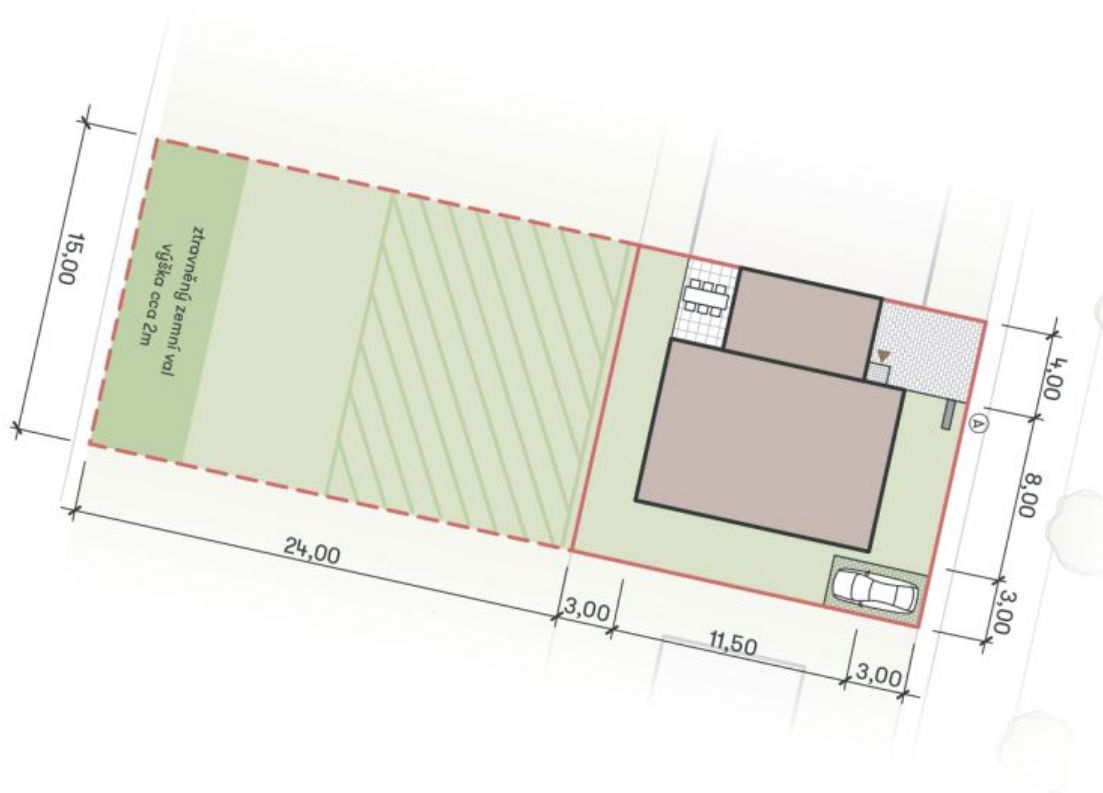
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE
Exkluzivní prodejce
Na Pavšově 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
info@svoboda-williams.com



House Four-bedroom (5+kk)

197 m², Praha 9, Čakovice, Schollova

Sold



D139 | 5+kk | 170,50 m²
Etapa IV.

plocha	m ²
zastavěná plocha domu	120,00
zahradá	142,00
samoostatný pozemek	367,00
celková plocha pozemků	619,00

- Ⓐ sdrúžený pilíř pro elektroměr a plynometr
- hranice pozemku
- - - pozemek zatížený věcným břemenem - prodávavýj samoostatně věcné břemeno - teplovod

www.domjnaprarnenech.cz

Developer
bpd development

svoboda&williams | Ekkluzivní prodávající
CHRISTIE'S
INTERNATIONAL REAL ESTATE
Na Pavlíně 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
info@svoboda-williams.com

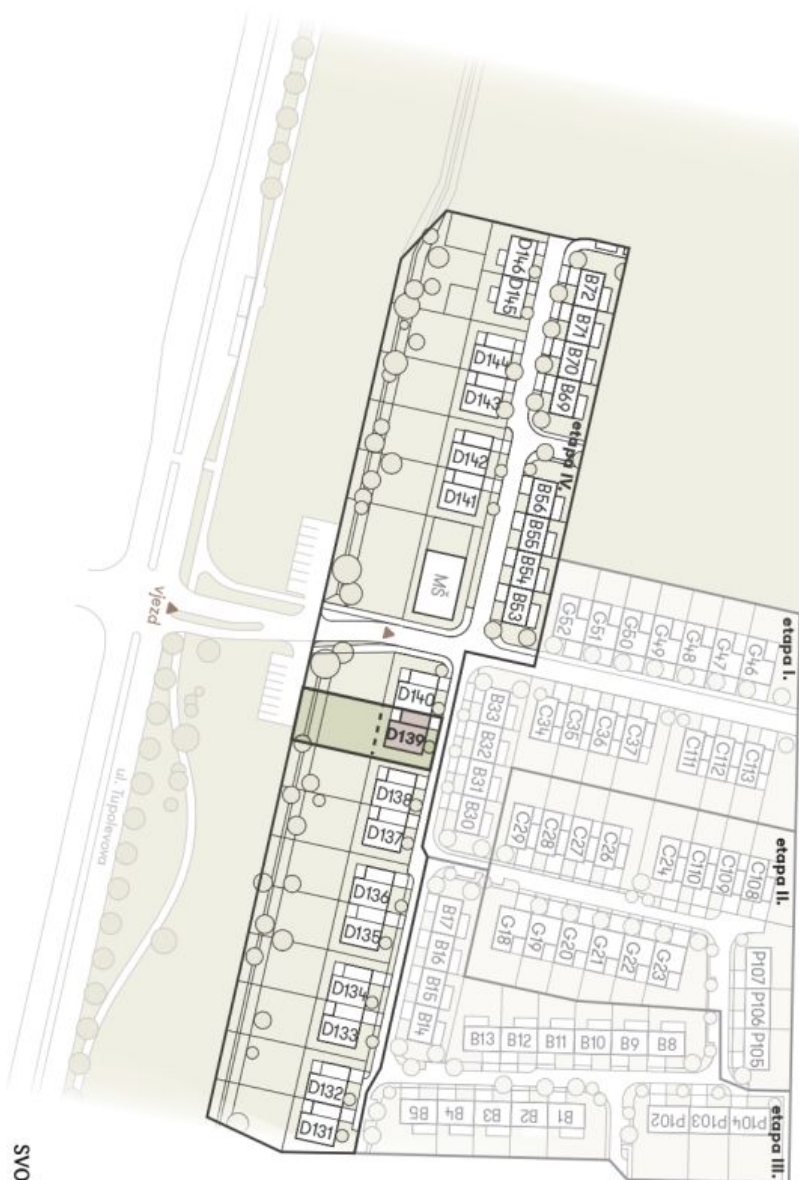


House Four-bedroom (5+kk)

197 m², Praha 9, Čakovice, Schollova

Sold

Cellková situace



NA PRAMENECH

D139 | 5+kk | 170,50 m²
Etapa IV.



www.domynapramenech.cz

Developer
bpd development

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE
Exkluzivní prodejce
Na Pavlíně 2, 110 00 Praha 1
+420 257 328 281, +420 257 322 032
info@svoboda-williams.com