



## House Four-bedroom (5+kk)

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

Sold





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Total area	197 m <sup>2</sup>
Plot	625 m <sup>2</sup>
Foot print	120 m <sup>2</sup>
Garden	505 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	40968

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.

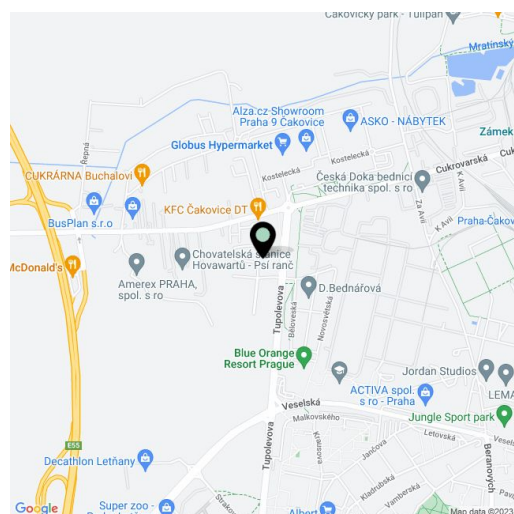
The house will be handed over with **fully finished final surfaces** (not including the kitchen). Facilities consist of **wooden three-layer floors**, RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation for window blinds, 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 143 m<sup>2</sup>, separate plot with pipeline easement 362 m<sup>2</sup> (contact our office for more information), plot total 625 m<sup>2</sup>.

For more information about the project, visit the website

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





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Šachetno podlahy jsou domy, představuje dispozici reálné domy. Kuchyňská linka a nábývká nejsou součástí dodávky domy, zobrazení je zobrazeno pouze pro názornost. Specifické pro komunikaci, povrchové úpravy a rozložení vlnění je představení přílohy "Standard memorizace". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

D1H2 | 5+kk | 169,75 m<sup>2</sup>

Etapa IV.



č. místnost	m <sup>2</sup>
1 vstupní 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	144,04
podlahová plocha domu celkem	169,75

www.domynapramenech.cz

Developer  
bpd development

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

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Schéma podlahy je pouze orientační. Pro bližší informace o dispozici a vybavení domu, kontaktujte přímo současně dodávatele domu, zveřejněn je zobrazeno pouze pro názornost. Specifické podmínky, povinnosti a podmínky vztahující se k této nabídce je možné najít v "Standardní smlouvě o prodeji nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

D142 | 5+kk | 169,75 m<sup>2</sup>

Etapa IV.

č.	mištnost	m <sup>2</sup>
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7	chodba a schodištn	11,91
8	koupelna	5,96
9	pokoj	11,51
10	šatna	4,88
11	koupelna	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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Developer  
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CHRISTIE'S  
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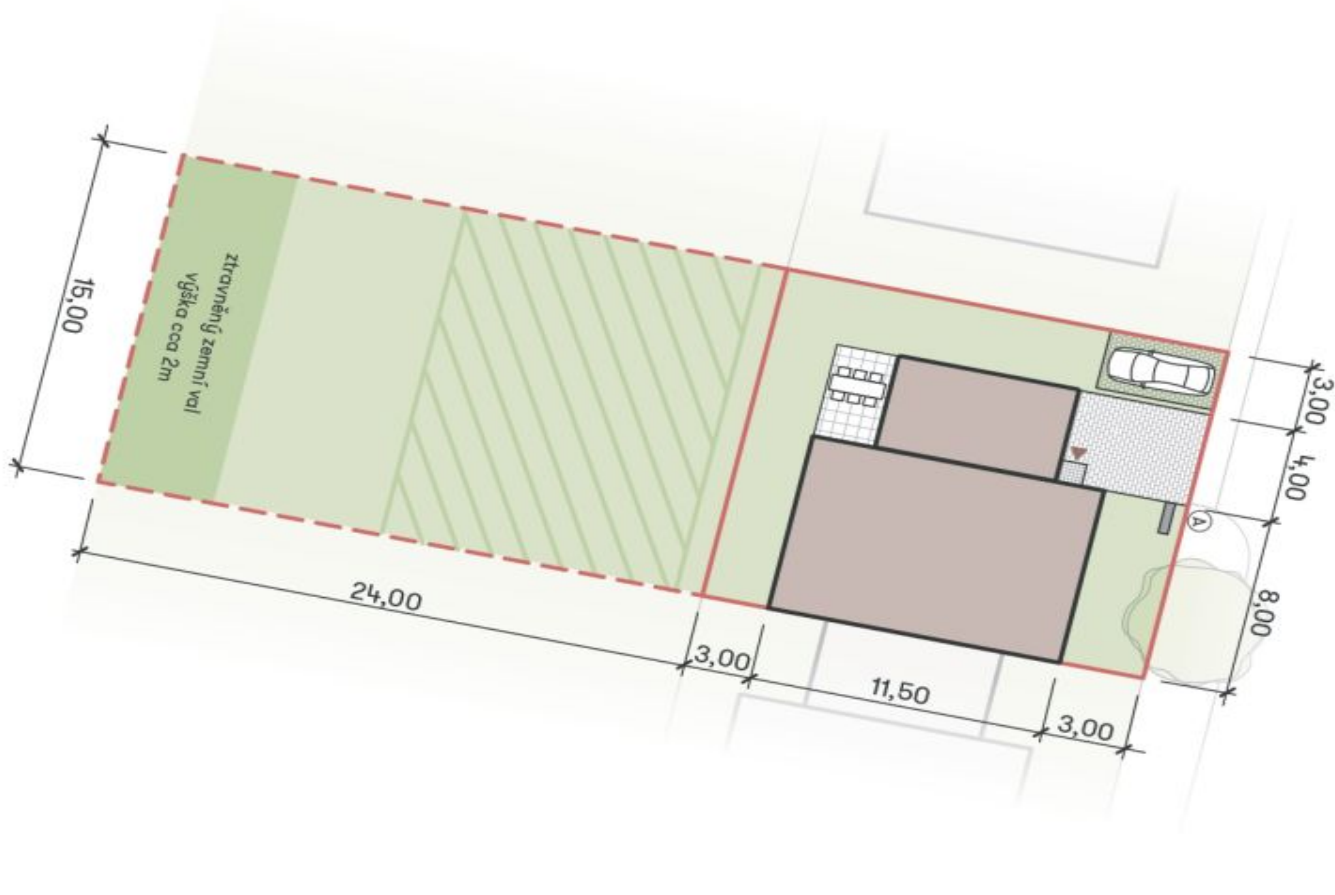
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Etapa IV.



plocha	m <sup>2</sup>
zastavěná plocha domu	120,00
zahradá	14,3,00
samostatný pozemek	362,00
celková plocha pozemků	625,00

- sdruzžený piliř pro elektroniř a plynomiř
- hranice pozemku
- pozemek zatřžený věcným břemenem - prodávavý samostatně věcné břemeno - teplovod

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Developer  
**bpd development**

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Etapa IV.



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Celková situace