



## House Four-bedroom (5+kk)

Sold

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





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Usable 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	40969

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.

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.

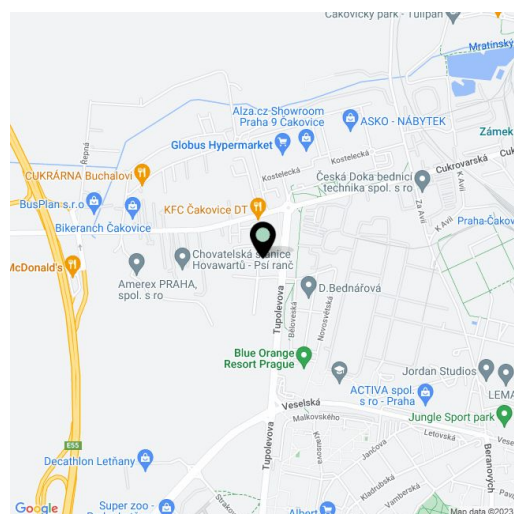
The house will be handed over with **fully finished final surfaces** (not including the kitchen). Facilities consist of **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed panes**, and a preparation 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 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).



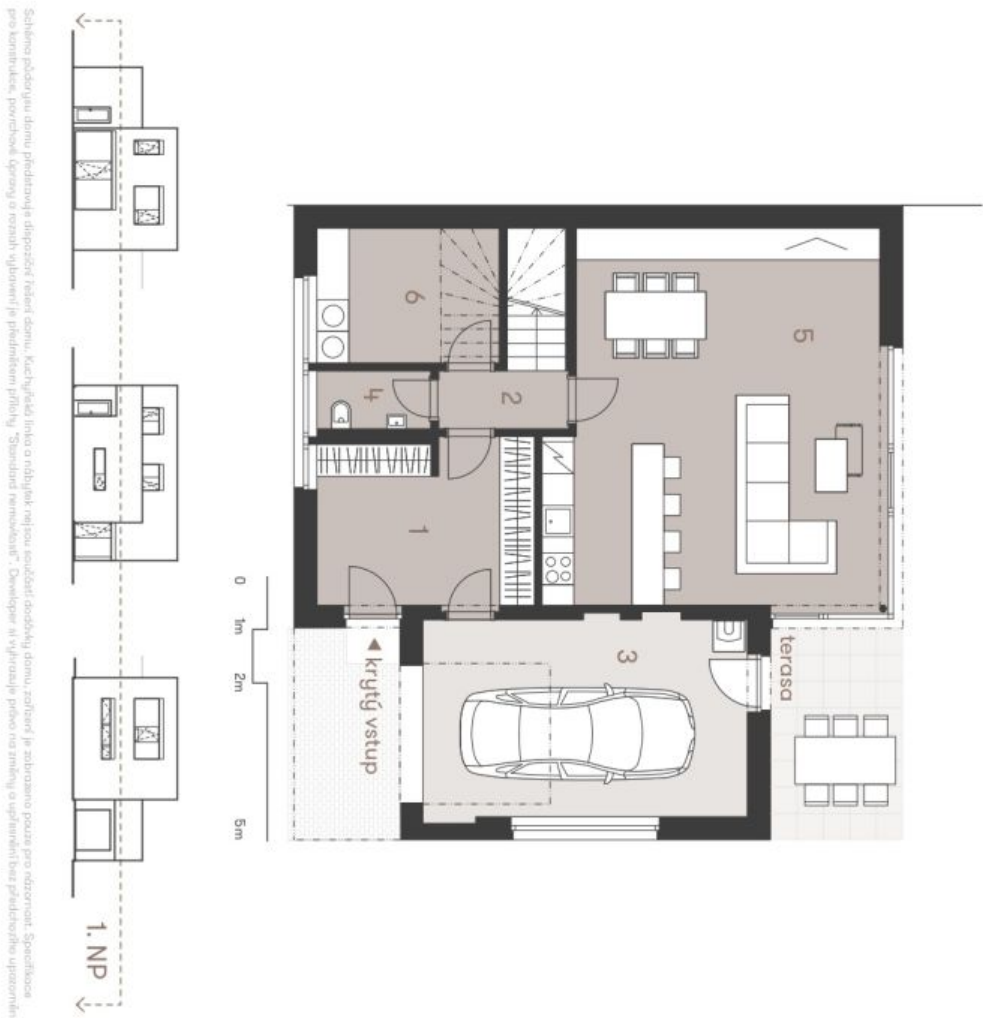


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Sobitné podlažie domu predstavuje dispozície: veľkí dom, kuchynská linka a nábytok najvyššej kvality, zariadenie je zabudované pozna pre odbornákov. Spoločnosť poskytuje, poradenstvo týkajúce sa rôznych výstavby je najvyšším štádiom "Standard rekonštrukcia". Developer si vyhradzuje právo na zmeny a upravenia bez predchádzajúceho upozornenia.

D143 | 5+kk | 170,50 m<sup>2</sup>

Etapa IV.



č.	miestnosť	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 kuchyni	44,09
6	technická miestnosť	8,79
užitná plocha 1. NP		94,00
terasa		11,25
užitná plocha domu celkom		164,04
podlahová plocha domu celkom		169,75

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Developer  
bpd development

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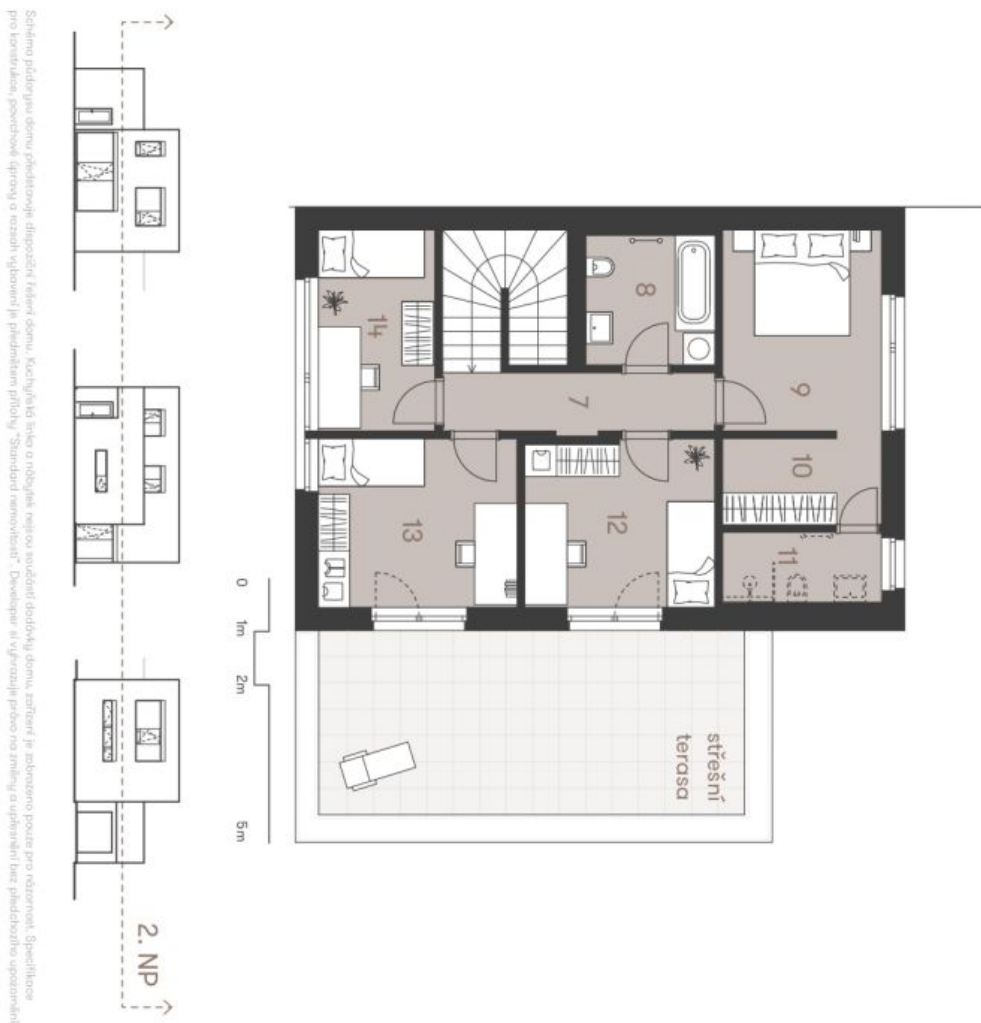


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č.	místnost	m <sup>2</sup>
7	chodba a schodiště	11,91
8	koupelna	5,96
9	pokoje	11,51
10	šatna	4,88
11	šatna (možnost koupelny)	3,96
12	pokoje	11,45
13	pokoje	11,96
14	pokoje	8,35

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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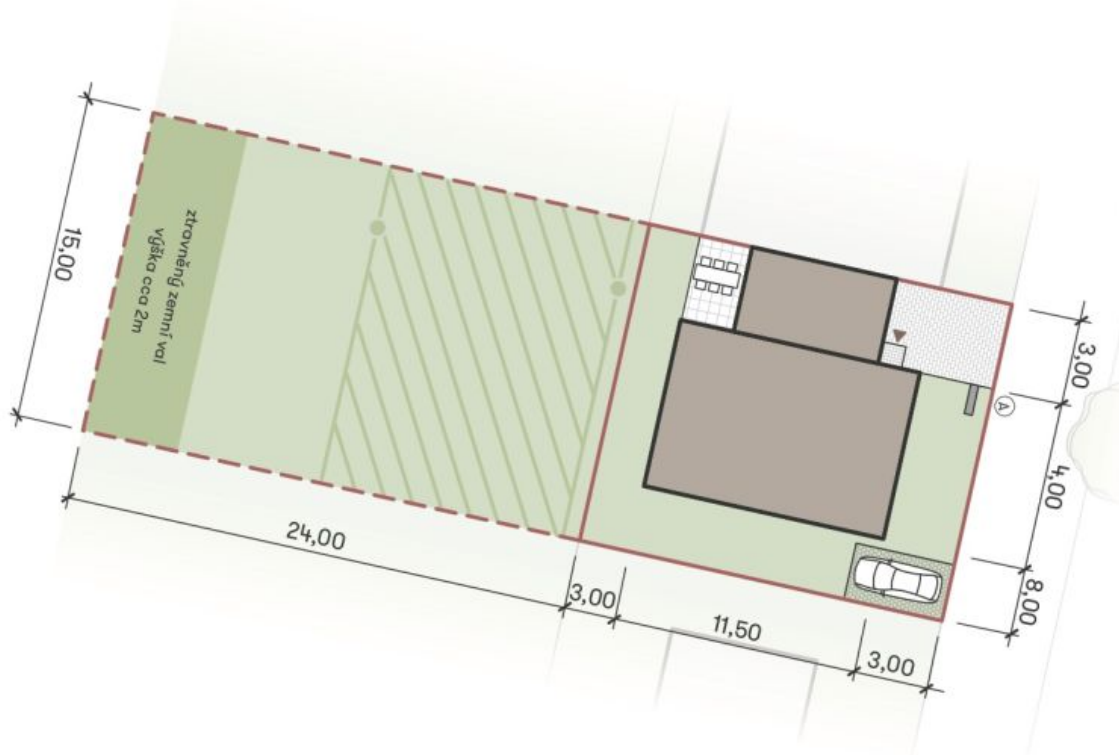
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plocha	m <sup>2</sup>
zastavěná plocha domu	120,00
zahradra a ostatní plocha	14,3,00
samosťaný pozemek	362,00

celková plocha pozemků 625,00

(A) sdrúžený pilř pro elektroměr a plynoměr

— hranice pozemku

— pozemek zařizovaný všeobjím břemem - pródávající samostatně

— všeobě břemeno - teplotod

● revizní šachta drenážního potrubí

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## Celková situace



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Etapa IV.



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