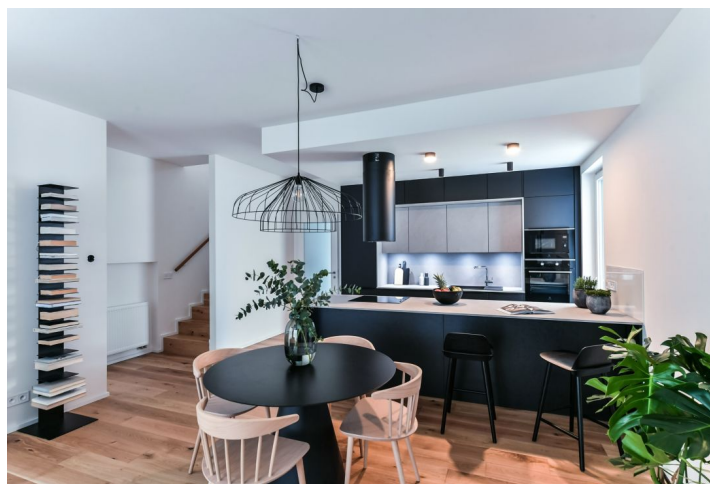




## House Four-bedroom (5+kk)

Sold

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





## House Four-bedroom (5+kk)

**Sold**163 m<sup>2</sup>, Prague 9, Čakovice, Schollova

|                  |                                             |
|------------------|---------------------------------------------|
| Plot             | 388 m <sup>2</sup>                          |
| Foot print       | 105 m <sup>2</sup>                          |
| Garden           | 255 m <sup>2</sup>                          |
| Parking          | Garage parking space and place on the plot. |
| Garage           | Yes                                         |
| Cellar           | -                                           |
| PENB             | B                                           |
| Reference number | 36590                                       |

This elegantly designed corner 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 in the 2nd phase will be completed in summer 2021.

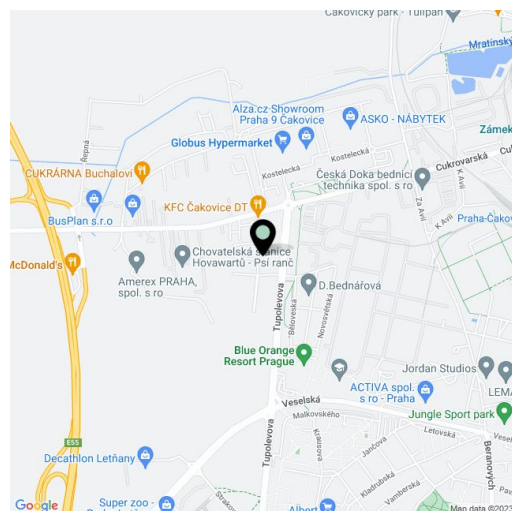
On the ground floor, there will be a living room with an open plan kitchen, a dining room, and access to a terrace **connected to the garden**, a hallway with a closet, a toilet, and access to the **garage**. Upstairs, accessible from the staircase from the living room there will be a master bedroom with a dressing room, and a preparation for an en-suite bathroom, 3 bedrooms, and a bathroom.

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, 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, 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 172.6 m<sup>2</sup>, useable area 163.3 m<sup>2</sup>, built-up area 105.3 m<sup>2</sup>, garden terrace 19.8 m<sup>2</sup>, garden 254.7 m<sup>2</sup>, plot 388 m<sup>2</sup>

For more information about the project visit the website  
[www.domynapramenech.cz](http://www.domynapramenech.cz).



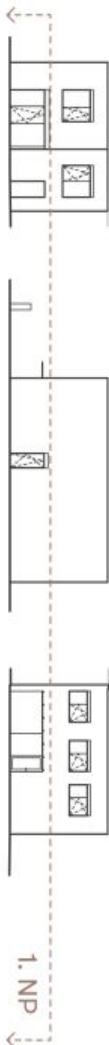


# House Four-bedroom (5+kk)

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

Sold

NA PRAMENECH



Sočasný plán jeu domu, představený dispozicí reálné domu. Kuchynská linka a nábytek nejsou součástí dodávky domu, zobrazení je zobrazeno pouze pro názornost. Specifikace pro keramiky, povrchové úpravy a rozsah výhledu je představen v příloze "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

G18 | 5+kk | 172,59 m<sup>2</sup>  
Etapa II.



| č.                           | místnost                | m <sup>2</sup> |
|------------------------------|-------------------------|----------------|
| 1                            | zábveň                  | 9,26           |
| 2                            | wc                      | 2,40           |
| 3                            | komora                  | 3,78           |
| 4                            | obývací pokoj s kuchyní | 43,00          |
| 5                            | garáž                   | 24,59          |
| užitná plocha 1. NP          |                         | 83,03          |
| terasa                       |                         | 19,83          |
| užitná plocha domu celkem    |                         | 163,29         |
| podlahová plocha domu celkem |                         | 172,59         |

www.domynapramenech.cz

Developer  
bpd development

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

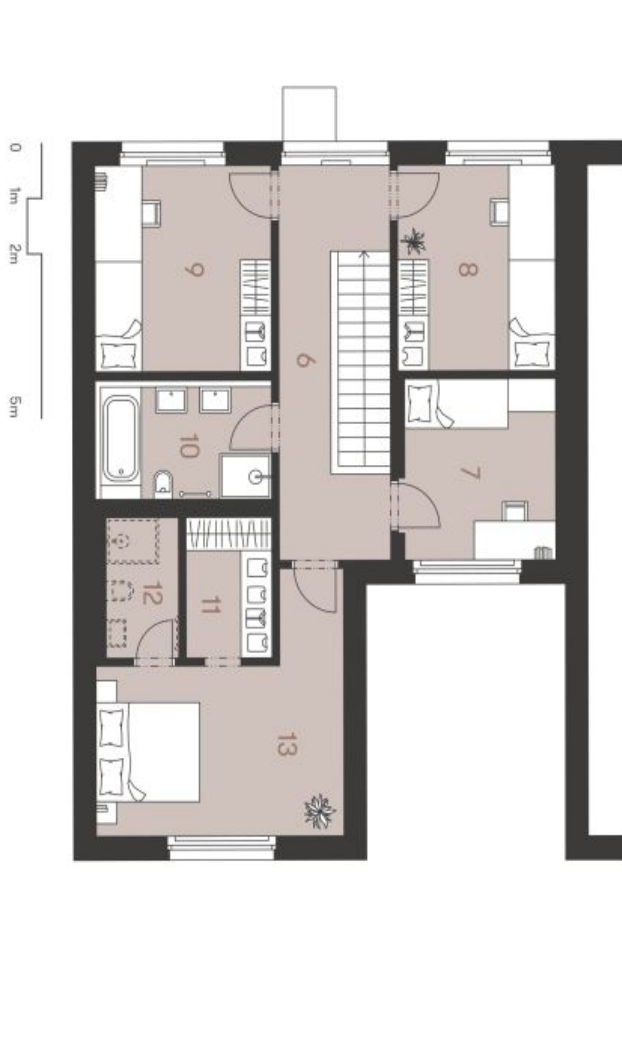


# House Four-bedroom (5+kk)

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

Sold

NA PRAMENECH



Bohémno přístav jeu domu, představené dispozicií reálné domu. Kuchynská linka a nábytek nejsou součástí dodávky domu, zůstaní je zahrnuto pouze pro názornost. Specifikace pro keramiky, povrchové úpravy a rozsah výbav není je představení přílohu "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.



2. NP



G-18 | 5+kk | 172,59 m<sup>2</sup>

Etapa II.

| č.                           | místnost                 | m <sup>2</sup> |
|------------------------------|--------------------------|----------------|
| 6                            | chodba a schodiště       | 14,68          |
| 7                            | pokoj                    | 9,71           |
| 8                            | pokoj                    | 11,35          |
| 9                            | pokoj                    | 12,71          |
| 10                           | koupelna                 | 6,56           |
| 11                           | šatna                    | 4,22           |
| 12                           | šatna (možnost koupelny) | 4,08           |
| 13                           | pokoj                    | 16,95          |
| užitná plocha 2. NP          |                          | 80,26          |
| užitná plocha domu celkem    |                          | 163,29         |
| podlahová plocha domu celkem |                          | 172,59         |

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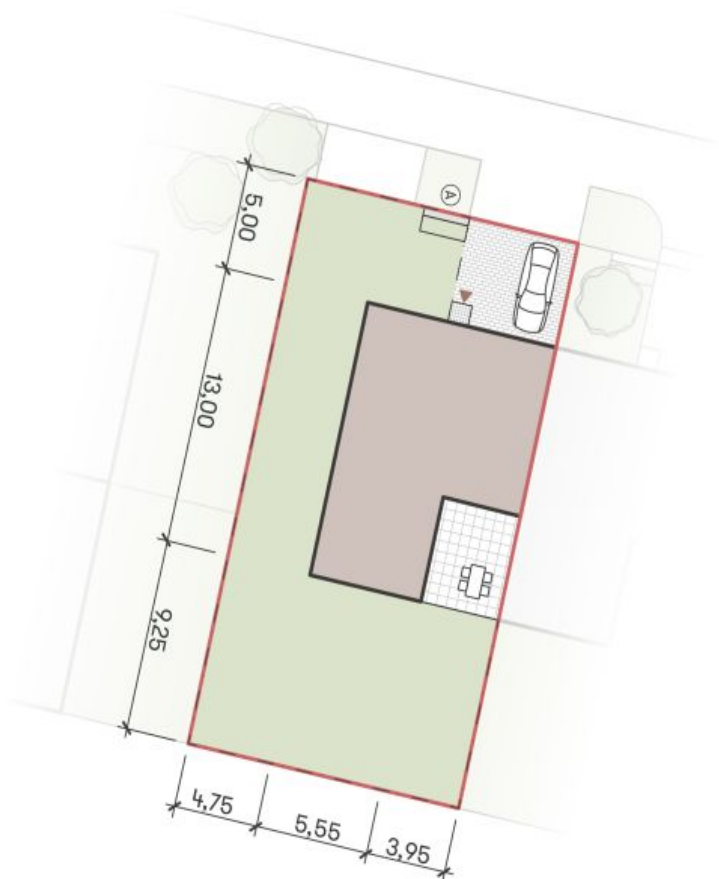


## House Four-bedroom (5+kk)

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

Sold

### Situace



NA PRAMENECH



G18 | 5+kk | 172,59 m<sup>2</sup>  
Etapa II.

plocha m<sup>2</sup>

|                        |        |
|------------------------|--------|
| zastavěná plocha domu  | 105,27 |
| zahradra               | 254,73 |
| ostatní plocha         | 28,00  |
| celková plocha pozemku | 388,00 |

- Ⓐ sdružený pilíř pro elektronický a plynoměr
- hranice pozemku
- - - - - oplotení

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Sold

### Celková situace



NA PRAMENECH

G-18 | 5+kk | 172,59 m<sup>2</sup>  
Etapa II.



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