



## House Three-bedroom (4+kk)

136 m<sup>2</sup>, Prague 9, Čakovice, Tupolevova

**Sold**





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|                  |                                             |
|------------------|---------------------------------------------|
| Plot             | 243 m <sup>2</sup>                          |
| Foot print       | 100 m <sup>2</sup>                          |
| Garden           | 98 m <sup>2</sup>                           |
| Parking          | Garage parking space and place on the plot. |
| Garage           | Yes                                         |
| Cellar           | -                                           |
| PENB             | B                                           |
| Reference number | 36604                                       |

We have the exclusive right to sell this elegantly designed family house with a garage, which 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.

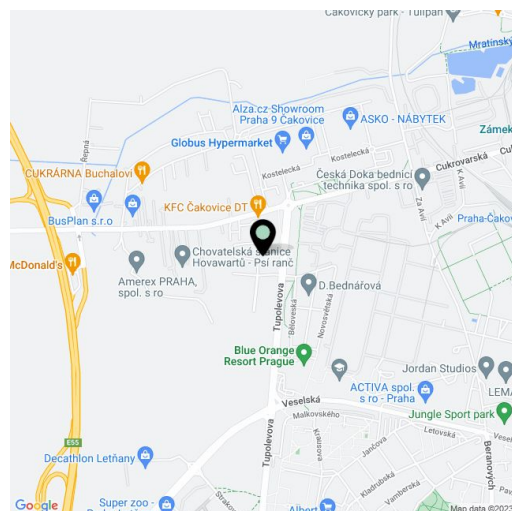
On the ground floor, there will be a living room with an open plan kitchen, a dining room, and access to a terrace **connected to the garden**, a closet, and a hallway with a toilet and access to the **garage**. Upstairs, accessible from the staircase from the living room there will be a master bedroom with a dressing room (or possible en-suite bathroom) and access to the **terrace**, a 2nd bedroom with French windows towards the terrace, a 3rd bedroom, a bathroom, and a hallway.

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, skate park, or 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 142.2 m<sup>2</sup>, usable area 136.3 m<sup>2</sup>, built-up area 100.1 m<sup>2</sup>, garden terrace 15 m<sup>2</sup>, terrace 17.2 m<sup>2</sup>, garden 97.8 m<sup>2</sup>, plot 243 m<sup>2</sup>

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





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NA PRAMENECH



Schéma přidruženou domu představuje dispoziční řešení domu. Kuchynská linka a nábytek nejsou součástí dodávky domu, zobrazení je zobrazeno pouze pro názornost. Specifikace pro komunikace, povrchové úpravy a rozsah výbavy je představen přílohou "Standard nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

C27 | 4+kk | 142,23 m²  
Etapa II.

| č.                           | místnost                | m²     |
|------------------------------|-------------------------|--------|
| 1                            | zábveň                  | 9,84   |
| 2                            | wc                      | 2,32   |
| 3                            | obgvací pokoj s kuchyní | 45,61  |
| 4                            | garáž                   | 19,60  |
| 5                            | komora                  | 1,66   |
| užitná plocha 1. NP          |                         | 79,03  |
| terasa                       |                         | 14,98  |
| užitná plocha domu celkem    |                         | 136,29 |
| podlahová plocha domu celkem |                         | 142,23 |

www.domynapramenech.cz

Developer  
bpd development

svoboda&williams  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
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+420 257 328 281, +420 257 322 032  
info@svoboda-williams.com



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Etapa II.

| č.                           | místnost                 | m²     |
|------------------------------|--------------------------|--------|
| 6                            | chodba a schodiště       | 14,41  |
| 7                            | pokoj                    | 14,61  |
| 8                            | žatna (možnost koupelny) | 3,78   |
| 9                            | pokoj                    | 9,44   |
| 10                           | pokoj                    | 10,19  |
| 11                           | koupelna                 | 4,83   |
| užitná plocha 2. NP          |                          | 57,26  |
| terasa                       |                          | 17,20  |
| užitná plocha domu celkem    |                          | 136,29 |
| podlahová plocha domu celkem |                          | 142,23 |

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### Situace



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Etapa II.



| plocha                 | m <sup>2</sup> |
|------------------------|----------------|
| zastavěná plocha domu  | 100,15         |
| zahradra               | 97,85          |
| ostatní plocha         | 45,00          |
| celková plocha pozemku | 243,00         |

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

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