



House Three-bedroom (4+kk)

Sold

126 m², Prague 9, Čakovice, Tupolevova





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Plot	348 m²
Foot print	82 m²
Garden	208 m²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	37447

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 will be completed at the end of 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, 2 more bedrooms, a bathroom, a pantry, and a hallway.

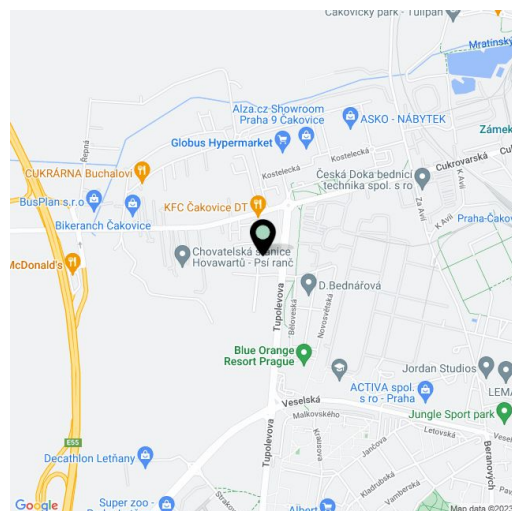
The house will be handed over with fully finished final surfaces (does not include the kitchen). The standard includes BARLINEK **wooden three-layer floors** (choice of 2 decors), RAKO EXTRA ceramic large-format tiles, plastic windows with micro ventilation, **insulated triple-glazed** panes, and a preparation 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 132.8 m², usable area 126 m², built-up area 82.2 m², garden terrace 9.5 m², garden 207.8 m², plot 348 m²

For more information about the project visit the website
www.domynapramenech.cz.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.





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NA PRAMENECH



B1 | 4+kk | 132,80 m²
Etapa III.



č.	místnost	m²
1	zobíř	6,33
2	wc	1,48
3	obývací pokoj s kuchyní	34,73
4	garáž	19,44
5	komora	1,05
užitná plocha 1. NP		63,03
terasa		9,50
užitná plocha domu celkem		126,00
podlahová plocha domu celkem		132,80

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Developer
bpd development

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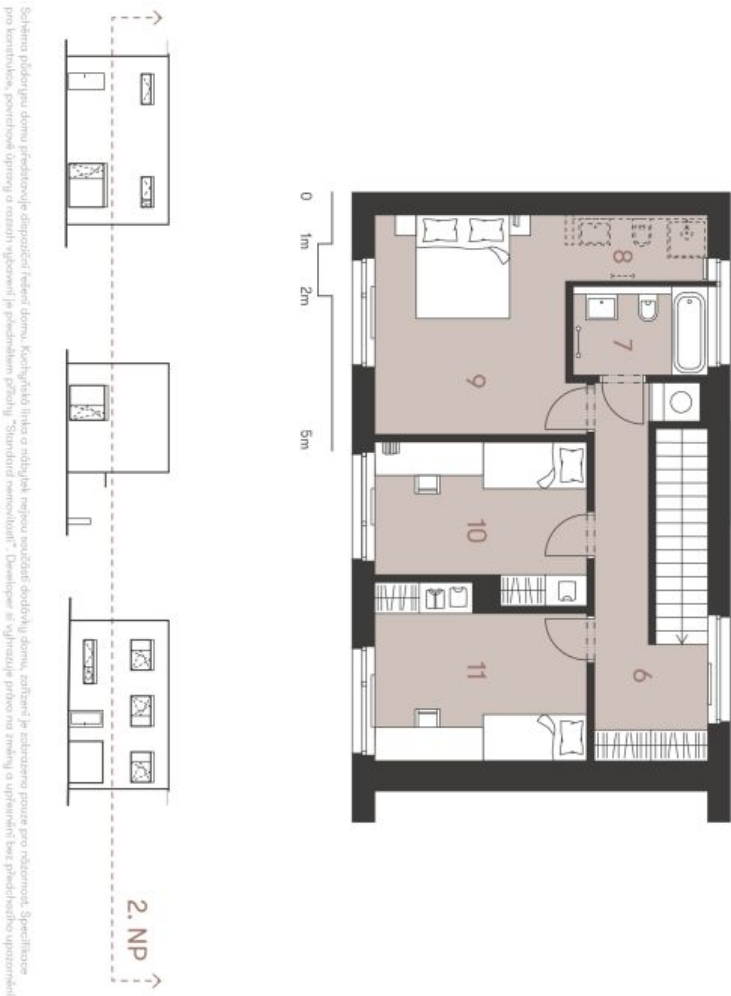


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č.	místnost	m²
6	chodba a schodiště	15,08
7	koupelna	4,10
8	žítina (možnost koupelny)	3,50
9	poko	16,01
10	poko	11,49
11	poko	12,79
užitná plocha 2. NP		62,97
užitná plocha domu celkem		126,00
podlahová plocha domu celkem		132,80

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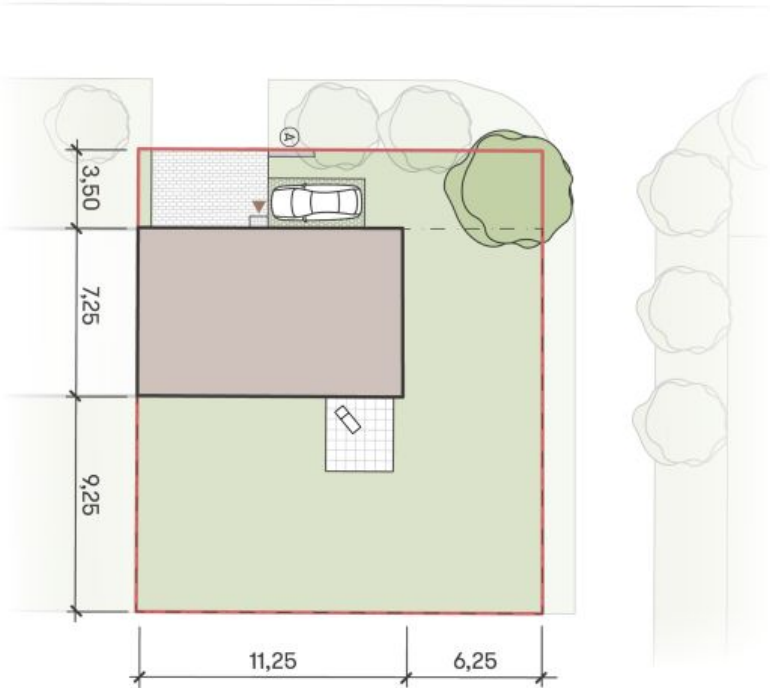


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Situace



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plocha	m²
zastavěná plocha domu	82,20
zahradka	207,80
ostatní plocha	58,00
celková plocha pozemku	348,00

- (A) sdrúžený pilíř pro elektroměr a plynoměr
- hranice pozemku
- oplocení

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Cellková situace



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Etapa III.



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