svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

House Three-bedroom (4+kk)

Sold

124 m², Prague 9, Čakovice, Tupolevova











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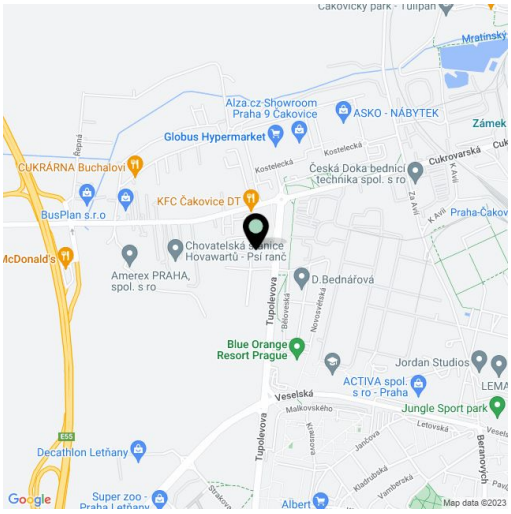
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Plot	190 m²
Foot print	80 m²
Garden	71 m²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	37463



This elegantly designed 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 in spring 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**, 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, 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** 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 130.6 m², usable area 124.1 m², built-up area 80.2 m², garden terrace 13.8 m², garden 70.8 m², plot 190 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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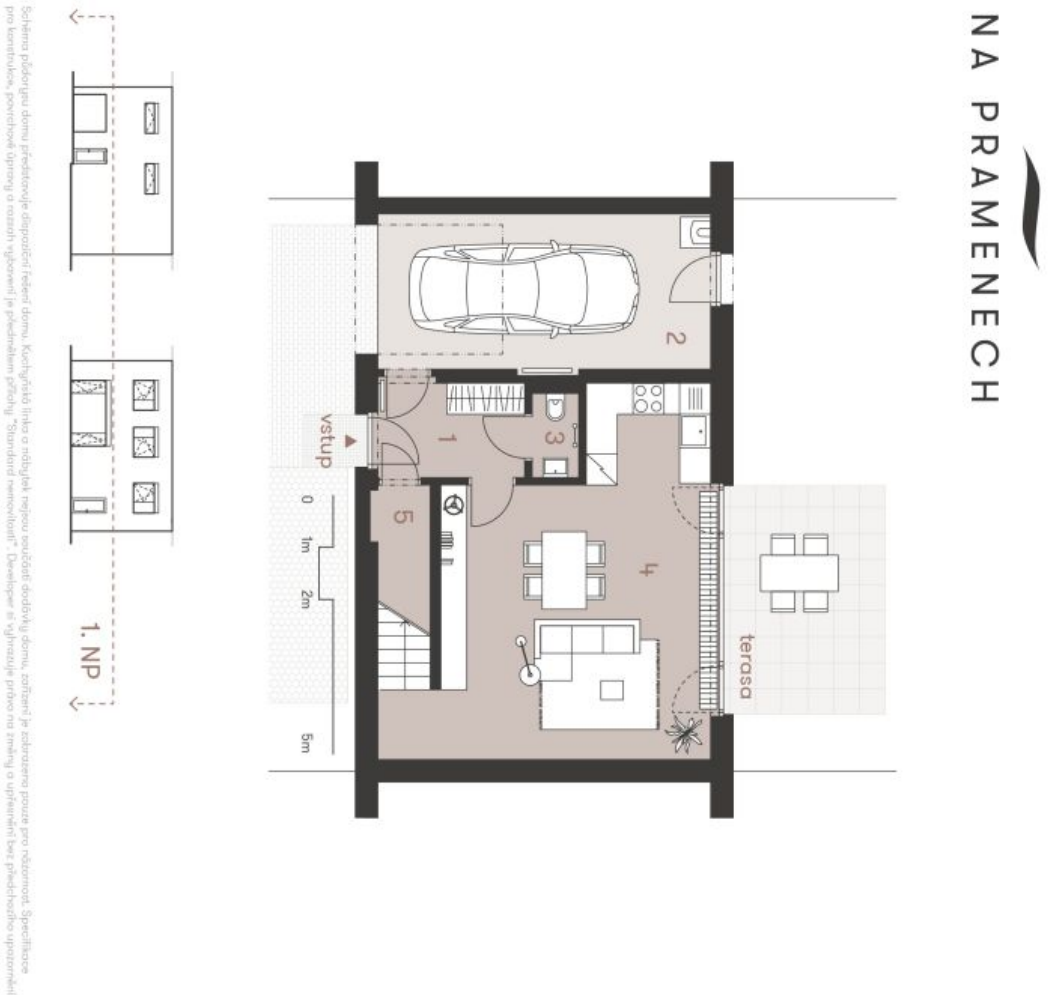
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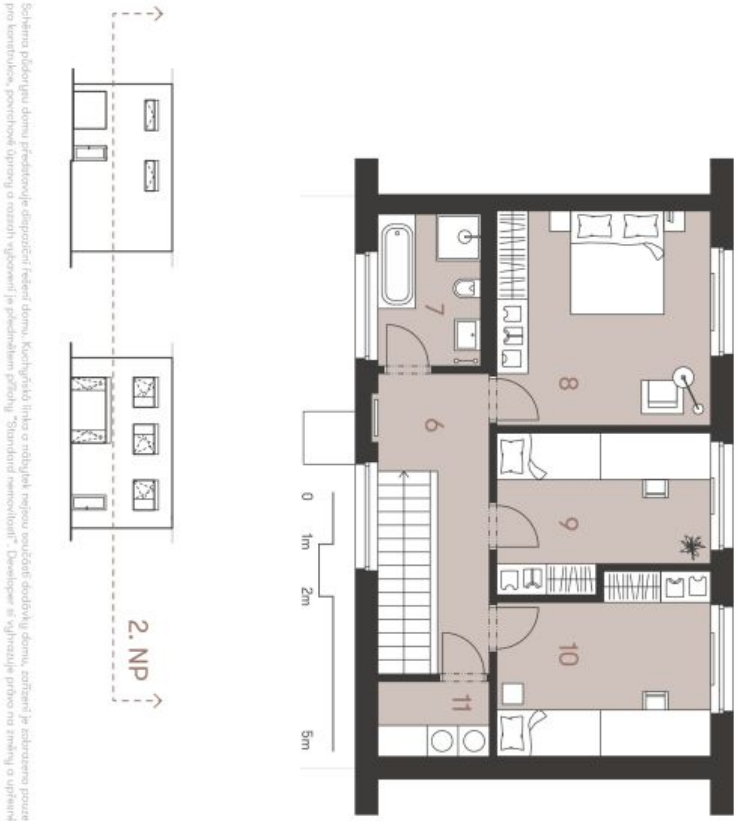
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NA PRAMENECH

B15 | 4+kk | 130,63 m²

Etapa III.

č.	místnost	m²
6	chodba a schodiště	11,91
7	koupelna	5,75
8	pokoj	17,12
9	pokoj	11,56
10	pokoj	13,02
11	komora	2,85
užitná plocha 2. NP		62,21
užitná plocha domu celkem		**124,10**
podlahová plocha domu celkem		**130,63**

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Developer
bpd development

Exkluzivní prodejce
svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE
Na Perštýně 2, 110 00 Praha 1
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Schéma půdorysu domu představuje dispoziční řešení domu. Konfigurační linka o nábytek nejsou součástí dodávky domu, zařízení je ilustrativní pouze pro názornost. Specifikace pro konstrukce, povrchové úpravy a ostatní vybavení je předmětem přílohy "Standardní nemovitosti". Developer si vyhrazuje právo na změny a upřesnění bez předchozího upozornění.

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Situace

NA PRAMENECH

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Etapa III.

plocha	m²
zastavěná plocha domu	80,20
zahrada	70,80
ostatní plocha	39,00
celková plocha pozemku	190,00

Ⓐ sdružený pilíř pro elektroměr a plynoměr

hranice pozemku

— · — · — oplocení

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