



## House Four-bedroom (5+kk)

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

**Sold**





## House Four-bedroom (5+kk)

**Sold**197 m<sup>2</sup>, Prague 9, Čakovice, Schollova

|                  |                                             |
|------------------|---------------------------------------------|
| Usable area      | 197 m <sup>2</sup>                          |
| Plot             | 620 m <sup>2</sup>                          |
| Foot print       | 120 m <sup>2</sup>                          |
| Garden           | 500 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 | 40963                                       |

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. The house will be completed in the 2nd half of 2022.

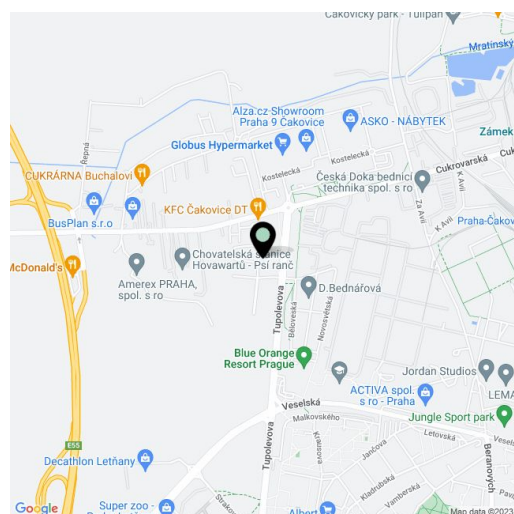
On the ground floor, there will be a living room with an open plan kitchen, a dining room, and access to a **terrace connected to the garden**. There will also be a large entrance hall, a toilet, a laundry room, and a staircase. Upstairs is the master bedroom with a dressing room and en-suite bathroom, 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 357 m<sup>2</sup> (contact our office for more information), plot total 620 m<sup>2</sup>.

For more information about the project, visit the website





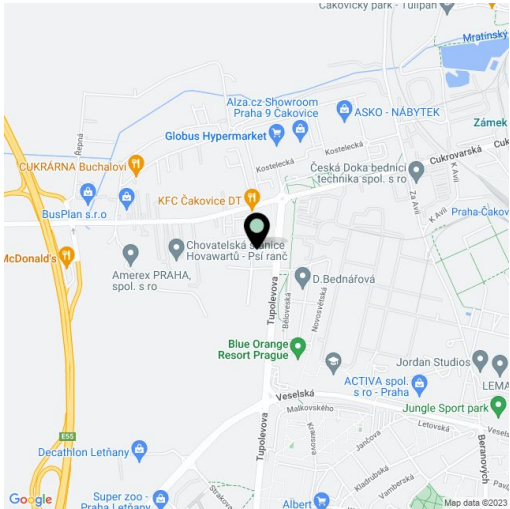
# House Four-bedroom (5+kk)

Sold

197 m², Prague 9, Čakovice, Schollova

|                  |                                             |
|------------------|---------------------------------------------|
| Usable area      | 197 m²                                      |
| Plot             | 620 m²                                      |
| Foot print       | 120 m²                                      |
| Garden           | 500 m²                                      |
| Floor area       | 169 m²                                      |
| Terrace          | 28 m²                                       |
| Parking          | Garage parking space and place on the plot. |
| Garage           | Yes                                         |
| Cellar           | -                                           |
| PENB             | B                                           |
| Reference number | 40963                                       |

href="https://www.domynapramenech.cz/en/homepage-en/"  
target="\_blank">www.domynapramenech.cz.

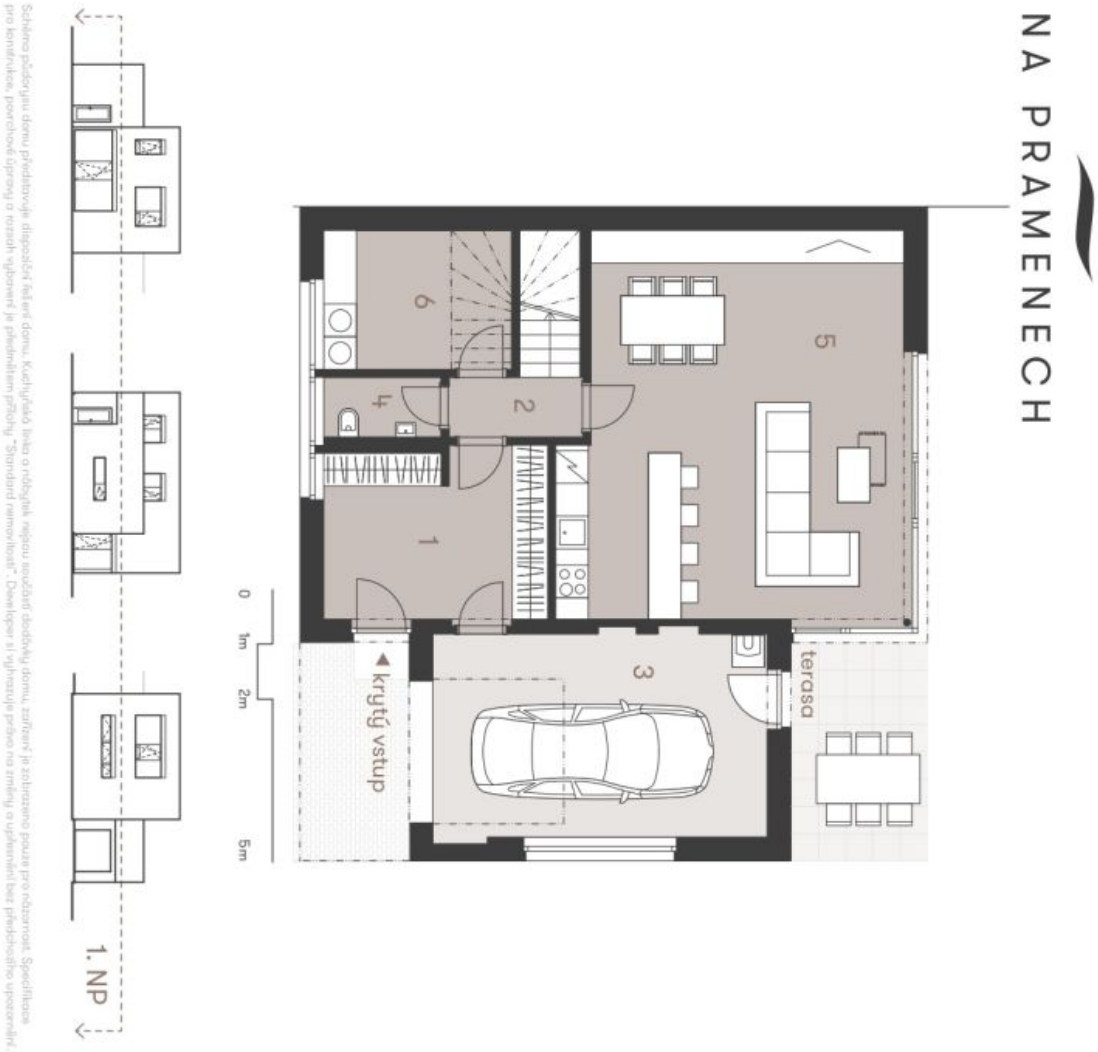




House Four-bedroom (5+kk)

197 m², Prague 9, Čakovice, Schollova

Sold



D138 | 5+kk | 169,75 m²  
Etapa IV.

| č.                           | místnost                | m²     |
|------------------------------|-------------------------|--------|
| 1                            | vstupní hala            | 12,98  |
| 2                            | chodba                  | 2,71   |
| 3                            | garáž                   | 23,06  |
| 4                            | wc                      | 2,37   |
| 5                            | obývací pokoj s kuchyní | 44,09  |
| 6                            | technická místnost      | 8,79   |
| užitná plocha 1. NP          |                         | 94,00  |
| terasa                       |                         | 11,25  |
| užitná plocha domu celkem    |                         | 164,04 |
| podlahová plocha domu celkem |                         | 169,75 |

www.domynapramenech.cz

bpd  
Developer

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



House Four-bedroom (5+kk)

197 m², Prague 9, Čakovice, Schollova

Sold



D138 | 5+kk | 169,75 m²

Etapa IV.

| č. | místnost                 | m²    |
|----|--------------------------|-------|
| 7  | chodba a schodiště       | 11,91 |
| 8  | koupelna                 | 5,96  |
| 9  | pokoј                    | 11,51 |
| 10 | čatna                    | 4,88  |
| 11 | čatna (možnost koupelny) | 3,96  |
| 12 | pokoј                    | 11,45 |
| 13 | pokoј                    | 11,96 |
| 14 | pokoј                    | 8,35  |

užitná plocha 2. NP 70,04

střešní terasa 27,98

užitná plocha domu celkem 164,04

podlahová plocha domu celkem 169,75

www.domynapramenech.cz

Developer  
bpd development

svoboda&williams | EKLUZIVNÍ PRODEJCE  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

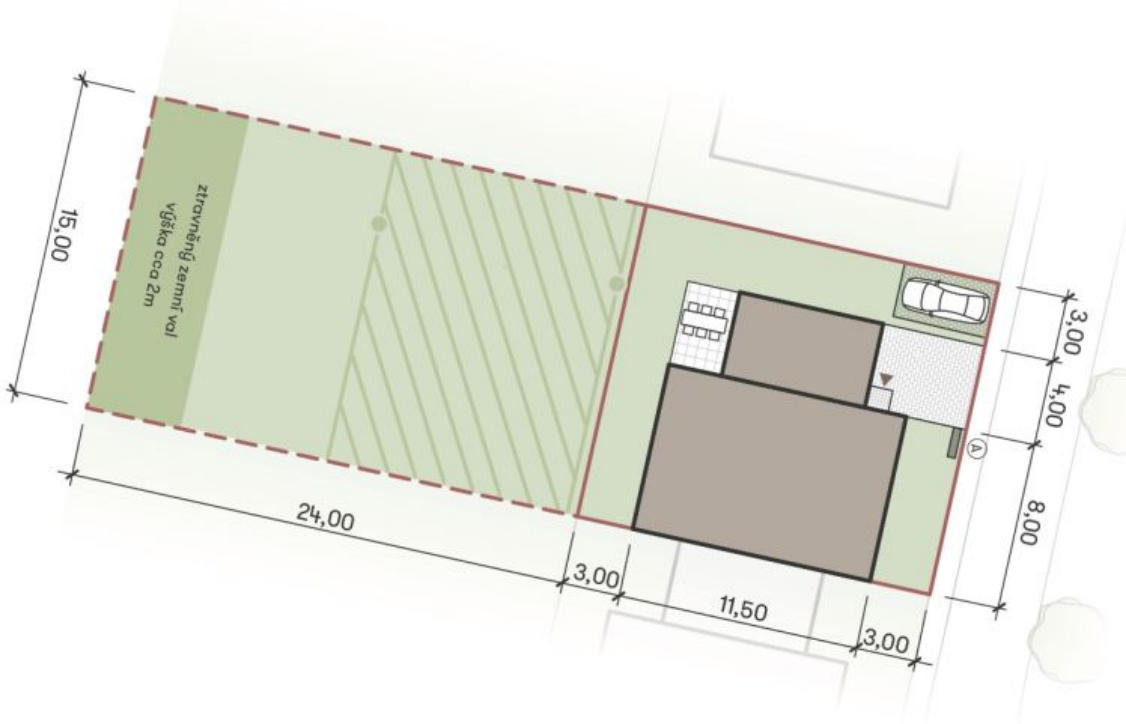
No Perážky 2, 110 00 Praha 1  
+420 257 328 281, +420 257 322 032  
info@svoboda-williams.com



House Four-bedroom (5+kk)

197 m², Prague 9, Čakovice, Schollova

Sold



D138 | 5+kk | 169,75 m²  
Etapa IV.

| plocha                    | m²     |
|---------------------------|--------|
| zastavěná plocha domu     | 120,00 |
| zahradní a ostatní plocha | 143,00 |
| samostatný pozemek        | 357,00 |
| celková plocha pozemků    | 620,00 |

Ⓐ sdrúžený pilíř pro elektronický a plynový

— hranice pozemku

— pozemek zatížený věcným břemenem - prodáváním samostatné věcné břemeno - teplovod

● revizní šachta drenážního potrubí

www.domynapramenech.cz

svoboda&williams  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
Ekzkluzivní prodejce  
bpd development  
Developer  
Na Perštýně 2, 110 00 Praha 1  
+420 257 328 281, +420 257 322 032  
info@svoboda-williams.com

