



House Three-bedroom (4+kk)

157 m², Prague 9, Čakovice, Schollova

Sold





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Usable area	157 m²
Plot	350 m²
Foot print	100 m²
Garden	250 m²
Floor area	132 m²
Terrace	25 m²
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	40971

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.

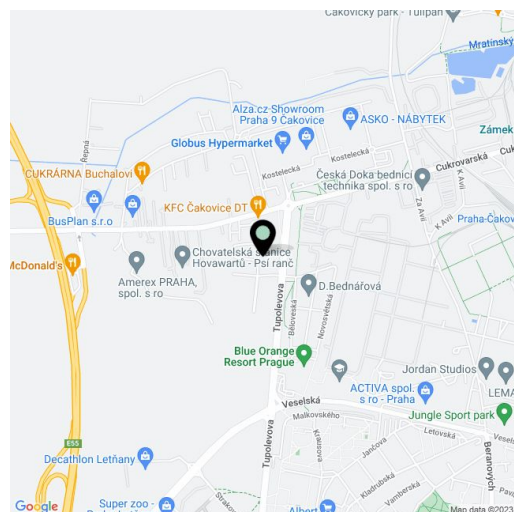
On the ground floor, there will be a living room with an open plan kitchen, a dining room, and access to a **terrace connected to the garden**. There will also be an entrance hall, a toilet, and a utility room. Upstairs is the master bedroom, a bathroom, two more bedrooms with access to a nearly **30-meter rooftop terrace**, and a hallway with stairs.

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 132.24 m², usable area 132.78 m², built-up area 99.7 m², garden terrace 12 m², rooftop terrace 24.90 m², garden 163.3 m², separate plot with pipeline easement 87 m² (contact our office for more information), plot total 350 m².

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





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NA PRAMENECH



Sečteno a poděrygu domu představeny at apartmýň řebání domu. kuchyňský línka a obývací rohu současně dáváku domu, zařazení je zobrazeno pouze pro oděrnost. Specifické pro konkrétní, povrchové úpravy a různé výbavy je předemem piliňů "Standard nemovitostí". Developer si vyřazuje právo na změny a upřesnění bez předchozího upozornění.

D145 | 4+kk | 141,13 m²
Etapa IV.



č.	místnost	m²
1	zábveř	6,77
2	goráž	23,38
3	wc	2,61
4	obývací pokoj s kuchyní	38,13
5	technická místnost	6,71
užitná plocha 1. NP		83,39
terasa		12,00
užitná plocha domu celkem		132,78
podlahová plocha domu celkem		132,24

www.domynapramenech.cz

Developer
bpd development

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



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Soleno a ideálny dom predstavuje dispozíciu veľkého domu, kuchynská sieň a obývací priestor súvisia a súvisia s obývacím priestorom. Spoločne pre kuchynku, pracovnú lavičku a rozsah vybavení je predmetom prílohy "Standard nemovitosti". Developer si vyhradzuje právo na zmeny a upravení bez predchádzajúceho upozornenia.

č.	miestnosť	m²
6	chodba a schodište	10,85
7	kuchynka	6,96
8	spalňa	13,98
9	spalňa	12,10
10	spalňa	11,29
užitná plocha 2. NP		49,39
terasa		24,90
užitná plocha domu celkom		132,78
podlahová plocha domu celkom		132,24

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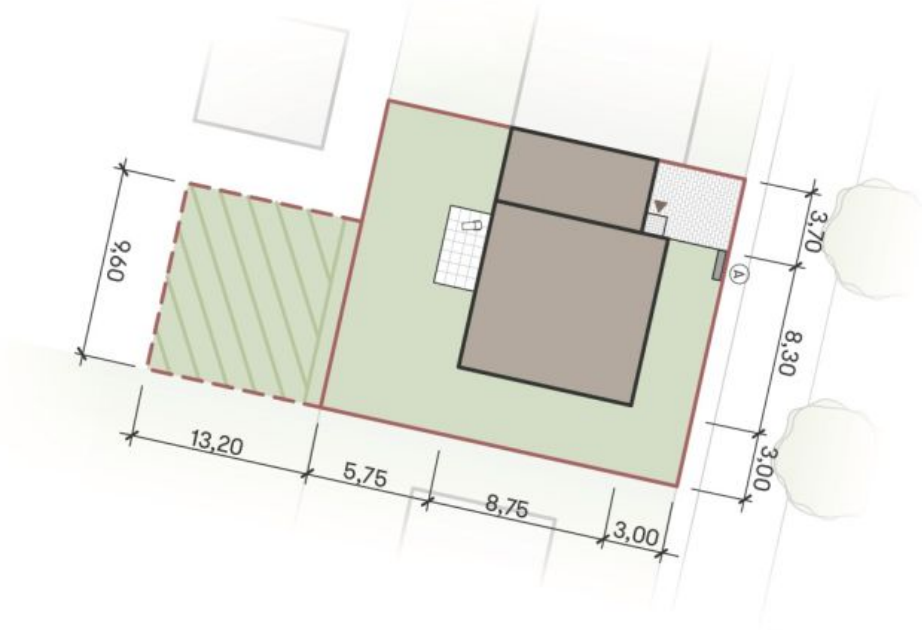




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plocha	m²
zastavěná plocha domu	99,70
zahradní plocha	163,30
samoostatný pozemek	87,00
celková plocha pozemků	350,00

- ① sdrůžený pílř pro elektroměr a plynoměr
- hranice pozemku
- pozemek zatřžený věcným břemenem - prodávoný samoostatně
- věcné břemeno - teplovod

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Celková situace



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