



## House Four-bedroom (5+kk)

Sold

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







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Plot	279 m <sup>2</sup>
Foot print	97 m <sup>2</sup>
Garden	142 m <sup>2</sup>
Parking	Garage parking space and place on the plot.
Garage	Yes
Cellar	-
PENB	B
Reference number	37468

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.

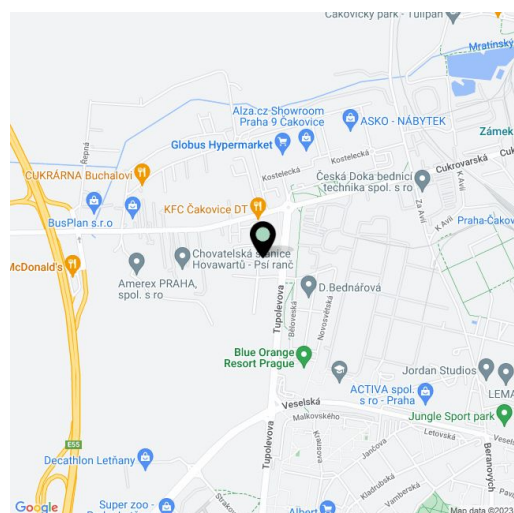
On the ground floor, there will be a living room with an open plan kitchen, a dining room, and access to a terrace **connected to the garden**, a hallway with a closet, a toilet, and access to the **garage**. Upstairs, accessible from the staircase from the living room there will be a master bedroom with a preparation for an en-suite bathroom, 3 bedrooms, and a bathroom.

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, underfloor heating, 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, 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 157.7 m<sup>2</sup>, useable area 149.6 m<sup>2</sup>, built-up area 96.5 m<sup>2</sup>, garden terrace 13.2 m<sup>2</sup>, garden 141.5 m<sup>2</sup>, plot 279 m<sup>2</sup>

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



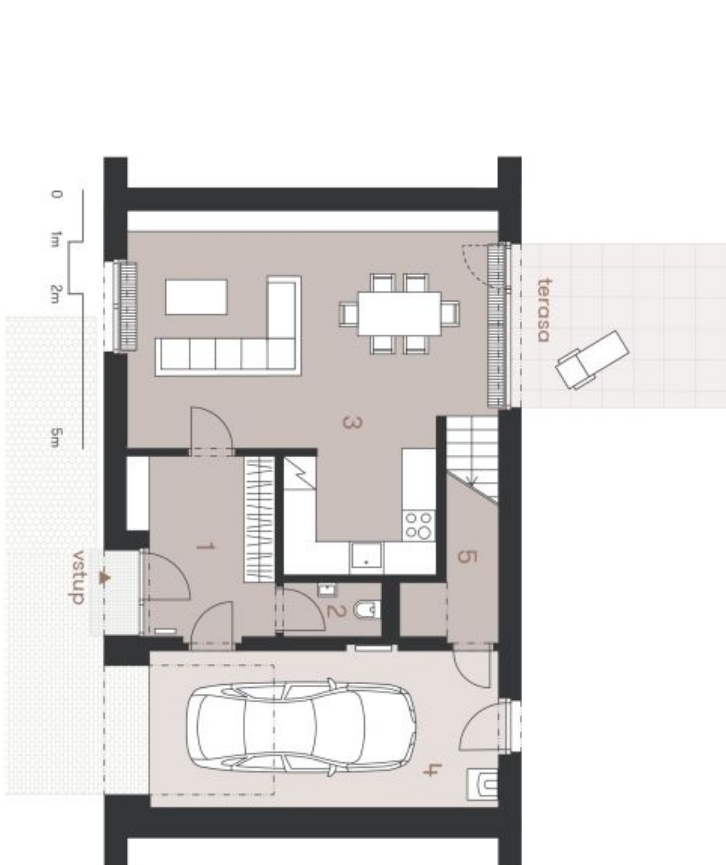


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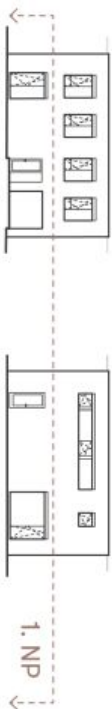
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NA PRAMENECH



Bohátá podoba domu představuje elegantní řadu domu. Kuchyníčko linka a nábytek tvoří součást dobového domu, zatímco je zahrnuto pouze pro rezident. Specifické pro keramiku, povrchové úpravy a ostatní výškové je předcházet příslušenství "Standard nemovitosti" Developer se výškové práce na zrušení a upřesnění bez předchozího upozornění.



P103 | 5+kk | 157,70 m<sup>2</sup>

Etapa III.

č.	místnost	m <sup>2</sup>
1	zábaví	9,43
2	wc	2,00
3	obývací pokoj s kuchyní	39,30
4	garáž	20,60
5	komora	3,17
užitná plocha 1. NP		74,50
terasa		13,22
užitná plocha domu celkem		149,59
podlahová plocha domu celkem		157,70

www.domynapramenech.cz

Developer  
bpd development

svoboda&williams | Ekluzivní prodejce  
CHRISTIE'S  
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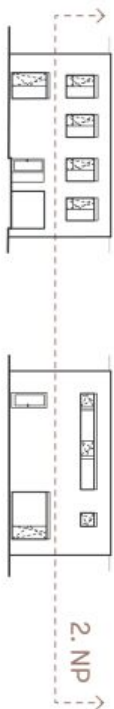


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Bohatera podlažku domu představuje elegantní řada domů. Každý má široké a nízké okno, které je zdobeno pouze pro estetiku. Specifické pro tento typ je, že všechny mají stejnou výšku a šířku. Standardní rozměry jsou 2,5m x 1,5m. Dávající se výhled je velmi příjemný a upravený. Každý pokoj má vlastní vchod a vchodové dveře.



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Etapa III.

č.	místnost	m <sup>2</sup>
6	chodba a schodiště	13,77
7	šatna (možnost koupelny)	3,82
8	pokoj	15,15
9	pokoj	12,70
10	pokoj	11,20
11	pokoj	13,53
12	koupelna	4,92
užitná plocha 2. NP		75,09

užitná plocha domu celkem	149,59
podlahová plocha domu celkem	157,70

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## Situace



## NA PRAMENECH

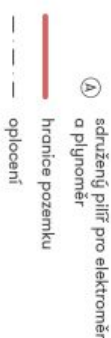


P103 | 5+kk | 157,70 m<sup>2</sup>

Etapa III.



plocha	m <sup>2</sup>
zastavaná plocha domu	96,50
zahradní plocha	141,50
ostatní plocha	41,00
celková plocha pozemku	279,00



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## Cellková situace



NA PRAMENECH

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Etapa III.



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