



NA PRAMENECH



All of the  
benefits of city life.



An aerial perspective of a modern residential development. The complex consists of several interconnected, white, cubic-style houses with flat roofs covered in grey gravel. The houses are arranged around a central courtyard and several smaller, landscaped green spaces. These spaces are filled with young trees, shrubs, and patches of grass. A network of paved walkways and a few roads with parked cars and a motorcycle are visible. Small figures of people are scattered throughout the courtyards, suggesting a lively, community-oriented environment. The overall aesthetic is clean, minimalist, and integrated with nature.

A relaxed and friendly atmosphere,  
a sense of security, plenty of  
privacy, and excellent connections  
to the center of Prague.



# A New Place to Call Home

Situated on the northern edge of Prague, the Na Pramenech residential project is composed of 77 family houses with clean architectural lines that are the hallmark of contemporary new urban development designs. Created by the ADR studio, the project's aim is to combine proportionality, esthetics, and functionality. The individual houses are designed to provide future owners with maximum privacy, comfort, and the best possible use of space inside and out.







21st Century  
Family Housing.



# Relaxing Neighborhood Atmosphere

Since the area outside the confines of your new home is also very important, the streets are lined with trees and bushes. The adjoining park section with a varied terrain and plenty of greenery forms a natural barrier between the complex and the nearby roads, creating an enclosed complex with a welcoming, community atmosphere that is sure to be appreciated not only by families with children. There are spaces for neighborly get-togethers and carefree leisure time activities. A kindergarten and children's playground are also part of the complex. More than just the quality of the houses makes the Na Pramenech project an excellent place to live.



# A Word from the Architect

The project's modern design and architecture with an emphasis on even the most minute details is based on the plans of the renowned Prague ADR architectural studio led by Petr Kolář and Aleš Lapka. Their work has garnered more than 30 awards, such as the Red Dot Award, the Grand Prix, the National Design Award, or the Czech Architecture Award.



The Na Pramenech project is designed in a modest, unpretentious architectural style and offers high standard facilities to ensure family housing with a maximum level of comfort. The interior layout of the houses and apartments has a modern, timeless design. The project's characteristic features are the rectangular shape of the buildings, the plaster facades done in lighter shades, the symmetrical and logical grid plan, the tree-lined paths, and the abundance of greenery that separates the main street from the interior space of the new residential neighborhood.

Aleš Lapka  
Ateliér ADR





Compact Layouts,  
Maximum Privacy.





## 77 Timeless Houses

The main section of the complex consists of 6 types of two-story family houses, with layouts ranging from three-bedroom to five-bedroom and total floor areas from 130 to 174 sq. m. Each house has direct access to a terrace that connects the house to its garden, which can be anywhere between 71 to 279 sq. m. in size. The houses are spread out throughout the complex so as to make room for an open common space, whose airiness is created by its functional park landscaping.

Each house meets all the requirements of contemporary living: compact layouts, high quality standards, and emphasis on privacy. There is also a sufficient number of parking spaces: the houses come with a garage and a further 1-2 parking spaces on the property. There will also be enough parking spaces for visitors within the enclosed community.



# Funcionalidad. Esthetics. Simplicity.

The main living space has French windows that open onto the terrace and garden, tastefully linking the interior with the exterior. The second floor of each house offers enough space to fit two bathrooms. The high quality facilities include wooden floors, insulated triple-glazed windows that ensure maximum thermal comfort, a preparation for the installation of interior motorized blinds, and large-format ceramic tiles and brand name sanitary ware in the bathrooms.

Each property is also equipped with a rainwater tank, which collects water that can be used to irrigate the garden. Due to their above-standard thermal insulation, type of windows, and other factors, the houses achieved energy class B certification (very energy efficient).







An Ideal Location Between  
Čakovice, Letňany, and Ďáblice.





# Live in Absolute Comfort

The new Na Pramenech neighborhood is being built in a peaceful location practically at the very point where Čakovice, Letňany, and Ďáblice meet. There are two large shopping centers close to the residential complex, and residents can easily walk to other shops in the area. Families with children will appreciate the inclusion of a kindergarten and playground within the enclosed complex as well as its abundance of greenery.





## One Leg in the City and the Other in Nature

The location of the Na Pramenech project boasts both excellent connections to the center of Prague and to nature. Head out in any direction and you will get to a park, a bike path, or open space where you can stroll around the northeastern tip of the city.





Swimming pool



Kindergarten and playground



Shopping center



Parks



Public transport



Sport



Entertainment and culture

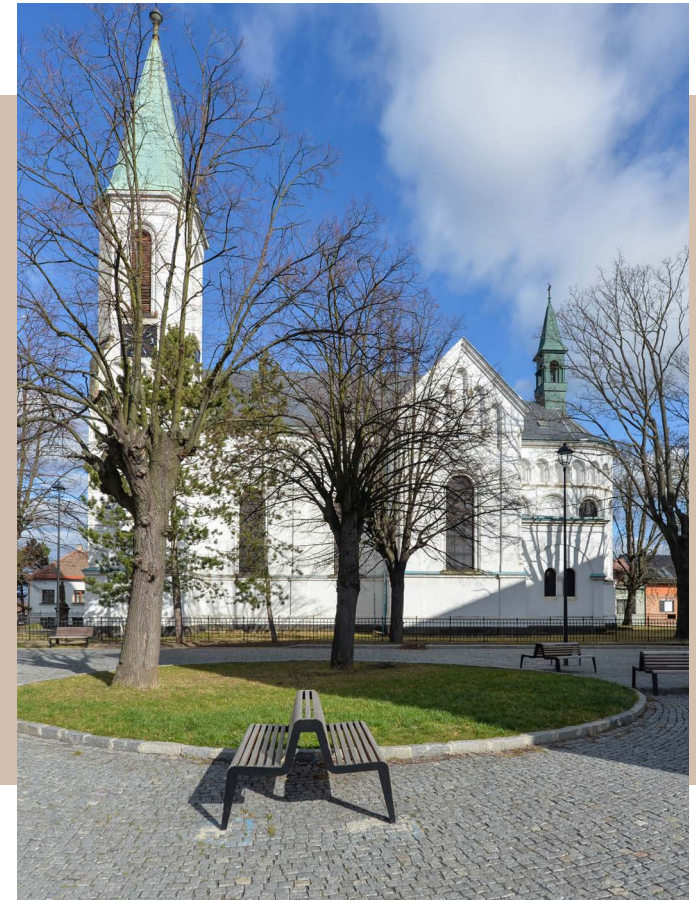


Elementary school and high school



# Easy Access to the City Center

In the immediate vicinity of the Na Pramenech residential project is a bus stop with quick service to the Letňany metro station. In the future, the stop will be part of a new trolleybus line connecting Letňany and Palmovka. The main commuter road that leads to the center of Prague is also close-by. You will be able to get pretty much anywhere in and out of the city from your new home.







NA PRAMENECH

[domynapramenech.cz](http://domynapramenech.cz)

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