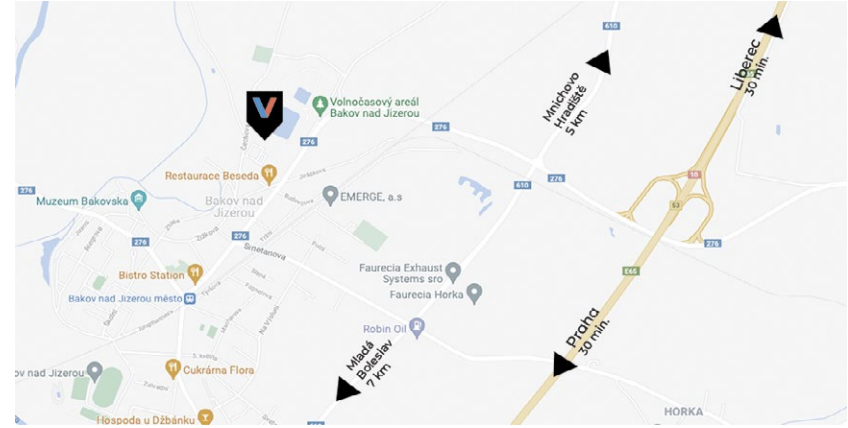


Bakovská rezidence





About the property

Bakovská Residence will appeal you with its refined taste of thoughtful and above-standard design. It lays next to a recreation area where you can spend your leisure time.

A natural swimming pond is adjacent to the property. There are 46 apartments and 2 non-domestic premises in three low-rise barrier-free buildings. At Bakovska Residence you can choose from 1-, 2- & 3-bedroom apartments designed in 8 layouts. On the ground floor all apartments have own lockable storage (from 2 to 4 sq. m). In the courtyard every apartment has an assigned car park (some of them are equipped with a socket for electric vehicles charging). Part of apartments have loggias or front gardens.

The property is in a small town Bakov nad Jizerou where you could find any facilities and services needed in your day-to-day life: shops, supermarkets, a kindergarten and a primary school, a local health centre, a veterinary clinic, a post office.

From Bakovská Residence it takes 8 minutes to get by car to Mladá Boleslav, 30 minutes – to Prague, 25 minutes – to Liberec or to Český ráj. You can of course use the bus or rail transport.

Building A

It is a three-storey building with two separate entrances, two lifts, and lockable storages on the ground floor. The ground floor apartments have front gardens.

Building B

It is a four-storey building with a lift and lockable storages on the ground floor. All apartments have a view of the natural swimming pond and recreation area. The apartments with south facing windows come prepared to air conditioning system installation and these windows are also fitted with niches to allow for the installation of external sun blinds. The ground floor apartments have a front garden.

Building C

It is a four-storey building with a lift and lockable storages on the ground floor. The apartments with south facing windows come prepared to air conditioning system installation and these windows are also fitted with niches to allow for the installation of external sun blinds. The ground floor apartments have a front garden.



Standards & Equipment

BATHROOM

- ◆ Wall-mounted shower panel ASTREA
- ◆ White cultured marble shower tray Concept New (90x90cm)
- ◆ 2 panel Jika sliding door (90x90x190cm) with special Perla Glass treatment
- ◆ Jika Cubito acrylic bathtub (175x75cm) with Jika bath screen (75x140cm)
- ◆ Grohe taps and mixers
- ◆ Ideal Standard ceramics
- ◆ RAKO brand tiles

FLOORS

- ◆ JAF HOLZ Eurowood vinyl floor in oak wood design
- ◆ Above-standard ceramic tile in all indoor areas
- ◆ Loggias provided with a frost-free tile

DOORS

- ◆ Fire rated front door JAF Holz Eurowood Lada LA101 in Ferrata Oak design
- ◆ Steel fire rated front door frame
- ◆ JAF Holz Eurowood Lada LA2012 interior doors

WINDOWS

- ◆ Triple glazed uPVC windows with $U_w=1,1W/m^2k$, plastic indoor sills





HEATING

- ◆ Water underfloor heating system
- ◆ Each apartment has its own hot water supply
- ◆ Energy Performance Certificate rating – B

PARKING

- ◆ Car park in the courtyard of buildings
- ◆ Assigned car park for every apartment

AIR CONDITIONING

- ◆ SPIRO piping
- ◆ Duct fans with automatic shut-off flap
- ◆ Ready to duct range hoods

INTERCOM AND CABLING

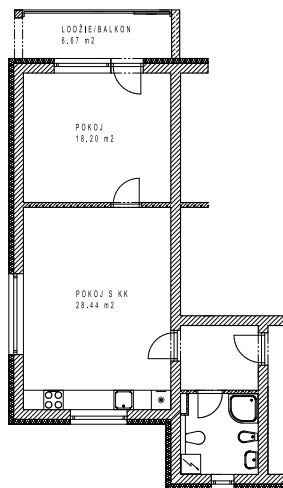
- ◆ Hikvision DS-KH6320-TE17 intercom system
- ◆ Network cabling
- ◆ Home security and fire alarm cabling
- ◆ External electric sun blinds wiring

LOGGIAS

- ◆ 220–240V type E outdoor plug socket
- ◆ Galvanized steel railings
- ◆ Wooden walls and sun shades

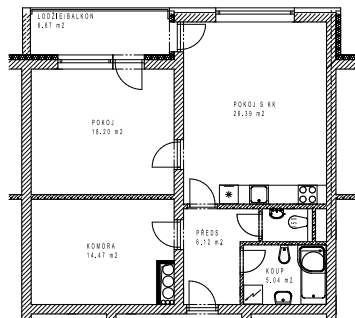
TYPE 1 - 57,28 m²

2 bedrooms, fitted eat-in kitchen, loggia



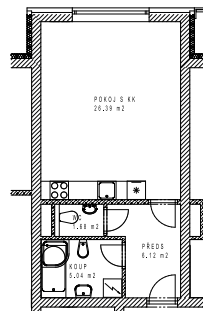
TYPE 2 - 72,11 m²

2 bedrooms, fitted eat-in kitchen, loggia



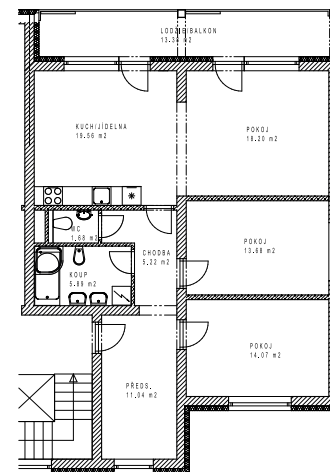
TYPE 3 - 39,23 m²

1 bedroom, fitted eat-in kitchen



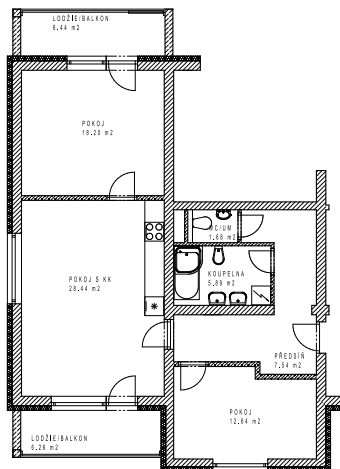
TYPE 4 - 90,24 m²

3 bedrooms, separate kitchen, loggia



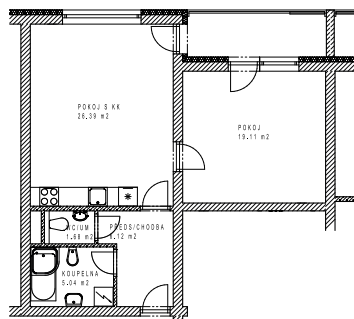
TYPE 5 - 79,97 m²

2 bedrooms, fitted eat-in kitchen, loggia



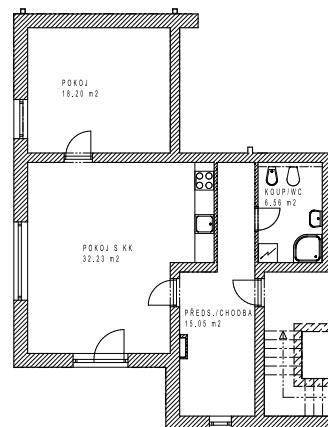
TYPE 6 - 58,34 m²

2 bedrooms, fitted eat-in kitchen, loggia



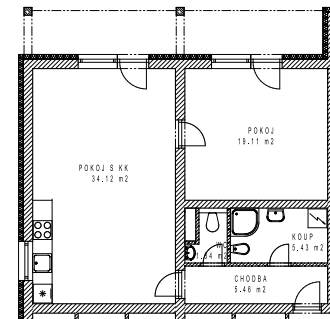
TYPE 7 - 72,04 m²

2 bedrooms, fitted kitchen



TYPE 8 - 65,96 m²

2 bedrooms, fitted kitchen





- 6 / 2021** Existing planning permission changed to the building plot
- 6 / 2021** Building permit issued
- 10 / 2021** Start of construction works
- 10 / 2021** Start of sales
- 8 / 2023** Expected term of the Completion Certificate obtaining
- 10 / 2023** Moving in

Bakovská rezidence

+420 775 772 035

info@bakovskarezidence.cz

bakovskarezidence.cz

Real estate agency

NÔXT
REALITY

EXPERT

Španělská 770/2

120 00 Prague 2 - Vinohrady

