



73 m<sup>2</sup>

Kladno, Rozdělov, Central Bohemia

Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Zdeněk Jemelík

SENIOR SALES SPECIALIST

zdenek.jemelik@luxent.cz

+420 720 310 300

|              |                                   |                                    |                          |
|--------------|-----------------------------------|------------------------------------|--------------------------|
| Order number | NC-A122                           | Price                              | Reserved                 |
| Address      | Kladno, Rozdělov, Central Bohemia | Type                               | Apartments               |
| Disposition  | 3 + kitchenette                   | Usable area                        | 73 m <sup>2</sup>        |
| Offer status | Reserved                          | Floor area                         | 76 m <sup>2</sup>        |
| Low energy   | Yes                               | Energy performance of the building | A - Extremely economical |
| Floor        | 1st floor                         | Number of floors                   | 4                        |
| Parking      | 1                                 | Balcony                            | 12 m <sup>2</sup>        |
| Cellar       | Yes                               | Accessibility                      | Yes                      |
| Lift         | Yes                               |                                    |                          |

## About real estate

We offer for sale apartment 3+kt with a floor area of 76.44 sqm with a balcony of 12.25 sqm in an extremely economical development project Nová Cihelna Kladno arising in the urban area of Kladno - Rozdělov.

Nová Cihelna is a development project that combines not only the latest technology, sustainability and architecture, but also provides its users with a connection and close contact with nature, the surrounding greenery and common space. The Kladno - Rozdělov urban district is the best place to live with nature within reach and at the same time a perfect connection to Prague.

The apartment is situated in 1st floor of a new building, the interior includes a hallway, a spacious living room with a kitchenette and a dining area, a bedroom, another room that can serve as a study, a children's room or another bedroom, a bathroom with a bathtub and a separate toilet. From the living area there is access to the balcony with a beautiful view of the surroundings. The apartment is oriented to the SE side. The apartment has a cellar and there is a possibility to buy a garage.

The apartments are located in a total of 6 low-energy houses, which guarantees a pleasant intimate living, with 1000 sqm of garden with park-like landscaping for community gatherings, seating and pleasant relaxation. A children's and workout/fitness playground will also be designed.

The energy class A project emphasises low-energy operation and sustainability. It provides for air-to-water heat pump heating, underfloor heating with aftercooling, controlled ventilation with heat recovery and efficient domestic water solutions. The bathrooms will have designer heating elements and the floor will be electrically heated. It will also include PV on the roofs and large-format windows with insulating glazing for plenty of natural light.

Vinyl mineral floors (wooden floors as an extra standard), designer tiles and ceramic tile in a choice of several decors. The project offers superior and sustainable materials, with bathroom fittings by Villeroy Boch, Hansgrohe. The main focus is on originality, functionality and aesthetics. The entire complex is adapted for wheelchair access, including elevators.

The location of the project allows excellent connections to Prague - by car thanks to the D6 motorway, by bus thanks to the direct connection to Zličín or by train to the centre of Prague thanks to the planned fast railway. Prague's Zličín is accessible by car in 20 minutes, near the house public transport stop Kladno, Rozdělov with a direct connection to Zličín. In the immediate vicinity of the project there are all civic amenities. Schools and kindergartens, restaurants, cafes, shopping centers, regional hospital. The surrounding beautiful nature and sports facilities offer opportunities for various sports activities and hiking or cycling trips.

The developer of the project is Pierre Grafen a.s.

Completion of the project is scheduled for 4Q 2027.

| The order | Layout          | Floor        | Usable area | Living area | Terrace / Balcony / Loggia | Garden       | Price         |
|-----------|-----------------|--------------|-------------|-------------|----------------------------|--------------|---------------|
| N7927     | Bussiness Units | ground floor | 82 m²       |             | No / No / No               | No           | 366 CZK       |
| N7929     | Bussiness Units | ground floor | 45 m²       |             | No / No / No               | No           | 366 CZK       |
| N7930     | Bussiness Units | ground floor | 159 m²      |             | No / No / No               | No           | 366 CZK       |
| N7931     | Bussiness Units | ground floor | 70 m²       |             | No / No / No               | No           | 366 CZK       |
| N7932     | Offices         | ground floor | 46 m²       |             | No / No / No               | No           | 366 CZK       |
| NC-A111   | 3 + kitchenette | ground floor | 62 m²       | 65 m²       | No / No / No               | Yes (92 m²)  | 7 551 070 CZK |
| NC-A112   | 3 + kitchenette | ground floor | 73 m²       | 76 m²       | No / No / No               | Yes (61 m²)  | 8 428 930 CZK |
| NC-A113   | 3 + kitchenette | ground floor | 73 m²       | 76 m²       | No / No / No               | Yes (98 m²)  | 8 580 290 CZK |
| NC-A114   | 1 + kitchenette | ground floor | 35 m²       | 37 m²       | No / No / No               | No           | RESERVED      |
| NC-A121   | 3 + kitchenette | 1st floor    | 62 m²       | 65 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A122   | 3 + kitchenette | 1st floor    | 73 m²       | 76 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A123   | 3 + kitchenette | 1st floor    | 73 m²       | 76 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A124   | 3 + kitchenette | 1st floor    | 61 m²       | 65 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A131   | 2 + kitchenette | 2nd floor    | 53 m²       | 55 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A132   | 4 + kitchenette | 2nd floor    | 82 m²       | 86 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A133   | 4 + kitchenette | 2nd floor    | 82 m²       | 86 m²       | No / 12 m² / No            | No           | 9 174 340 CZK |
| NC-A134   | 2 + kitchenette | 2nd floor    | 53 m²       | 56 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A141   | 4 + kitchenette | 3rd floor    | 114 m²      | 119 m²      | 72 m² / No / No            | No           | RESERVED      |
| NC-A142   | 2 + kitchenette | 3rd floor    | 65 m²       | 68 m²       | 10 m² / No / No            | No           | RESERVED      |
| NC-A211   | 3 + kitchenette | ground floor | 62 m²       | 65 m²       | No / No / No               | Yes (134 m²) | SOLD          |
| NC-A212   | 3 + kitchenette | ground floor | 73 m²       | 76 m²       | No / No / No               | Yes (98 m²)  | 8 727 200 CZK |
| NC-A213   | 3 + kitchenette | ground floor | 73 m²       | 76 m²       | No / No / No               | Yes (98 m²)  | SOLD          |
| NC-A214   | 1 + kitchenette | ground floor | 35 m²       | 37 m²       | No / No / No               | No           | RESERVED      |
| NC-A221   | 3 + kitchenette | 1st floor    | 62 m²       | 65 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A222   | 3 + kitchenette | 1st floor    | 73 m²       | 76 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A223   | 3 + kitchenette | 1st floor    | 73 m²       | 76 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A224   | 3 + kitchenette | 1st floor    | 62 m²       | 65 m²       | No / 12 m² / No            | No           | SOLD          |
| NC-A231   | 2 + kitchenette | 2nd floor    | 53 m²       | 55 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A232   | 4 + kitchenette | 2nd floor    | 82 m²       | 86 m²       | No / 12 m² / No            | No           | SOLD          |
| NC-A233   | 4 + kitchenette | 2nd floor    | 82 m²       | 86 m²       | No / 12 m² / No            | No           | SOLD          |
| NC-A234   | 2 + kitchenette | 2nd floor    | 53 m²       | 56 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A311   | 3 + kitchenette | ground floor | 62 m²       | 65 m²       | No / No / No               | Yes (50 m²)  | SOLD          |
| NC-A312   | 3 + kitchenette | ground floor | 73 m²       | 76 m²       | No / No / No               | Yes (98 m²)  | 8 726 770 CZK |
| NC-A313   | 3 + kitchenette | ground floor | 73 m²       | 76 m²       | No / No / No               | Yes (24 m²)  | SOLD          |
| NC-A314   | 1 + kitchenette | ground floor | 35 m²       | 37 m²       | No / No / No               | Yes (73 m²)  | RESERVED      |
| NC-A321   | 3 + kitchenette | 1st floor    | 62 m²       | 65 m²       | No / 12 m² / No            | No           | SOLD          |
| NC-A322   | 3 + kitchenette | 1st floor    | 73 m²       | 76 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A323   | 3 + kitchenette | 1st floor    | 73 m²       | 76 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A324   | 3 + kitchenette | 1st floor    | 62 m²       | 65 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A331   | 2 + kitchenette | 2nd floor    | 53 m²       | 55 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A332   | 4 + kitchenette | 2nd floor    | 82 m²       | 86 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A333   | 4 + kitchenette | 2nd floor    | 82 m²       | 86 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-A334   | 2 + kitchenette | 2nd floor    | 53 m²       | 56 m²       | No / 12 m² / No            | No           | RESERVED      |
| NC-B111   | 3 + kitchenette | ground floor | 62 m²       | 65 m²       | No / No / No               | Yes (92 m²)  | SOLD          |
| NC-B112   | 3 + kitchenette | ground floor | 73 m²       | 76 m²       | No / No / No               | Yes (95 m²)  | SOLD          |
| NC-B113   | 3 + kitchenette | ground floor | 73 m²       | 76 m²       | No / No / No               | Yes (58 m²)  | RESERVED      |

| The order | Layout          | Floor        | Usable area | Living area | Terrace / Balcony / Loggia | Garden      | Price          |
|-----------|-----------------|--------------|-------------|-------------|----------------------------|-------------|----------------|
| NC-B114   | 1 + kitchenette | ground floor | 35 m²       | 37 m²       | No / No / No               | No          | RESERVED       |
| NC-B121   | 3 + kitchenette | 1st floor    | 62 m²       | 65 m²       | No / 12 m² / No            | No          | SOLD           |
| NC-B122   | 3 + kitchenette | 1st floor    | 73 m²       | 76 m²       | No / 12 m² / No            | No          | RESERVED       |
| NC-B123   | 3 + kitchenette | 1st floor    | 73 m²       | 76 m²       | No / 12 m² / No            | No          | SOLD           |
| NC-B124   | 3 + kitchenette | 1st floor    | 62 m²       | 65 m²       | No / 12 m² / No            | No          | RESERVED       |
| NC-B131   | 2 + kitchenette | 2nd floor    | 53 m²       | 56 m²       | No / 12 m² / No            | No          | RESERVED       |
| NC-B132   | 4 + kitchenette | 2nd floor    | 82 m²       | 86 m²       | No / 12 m² / No            | No          | SOLD           |
| NC-B133   | 4 + kitchenette | 2nd floor    | 82 m²       | 86 m²       | No / 12 m² / No            | No          | RESERVED       |
| NC-B134   | 2 + kitchenette | 2nd floor    | 53 m²       | 55 m²       | No / 12 m² / No            | No          | RESERVED       |
| NC-B141   | 4 + kitchenette | 3rd floor    | 114 m²      | 119 m²      | 72 m² / No / No            | No          | SOLD           |
| NC-B142   | 2 + kitchenette | 3rd floor    | 65 m²       | 68 m²       | 10 m² / No / No            | No          | 7 990 000 CZK  |
| NC-B211   | 3 + kitchenette | ground floor | 62 m²       | 65 m²       | No / No / No               | Yes (98 m²) | 7 713 650 CZK  |
| NC-B212   | 3 + kitchenette | ground floor | 73 m²       | 76 m²       | No / No / No               | Yes (64 m²) | 8 438 210 CZK  |
| NC-B213   | 3 + kitchenette | ground floor | 73 m²       | 76 m²       | No / No / No               | Yes (95 m²) | SOLD           |
| NC-B214   | 1 + kitchenette | ground floor | 35 m²       | 37 m²       | No / No / No               | No          | RESERVED       |
| NC-B221   | 3 + kitchenette | 1st floor    | 62 m²       | 65 m²       | No / 12 m² / No            | No          | RESERVED       |
| NC-B222   | 3 + kitchenette | 1st floor    | 73 m²       | 76 m²       | No / 12 m² / No            | No          | RESERVED       |
| NC-B223   | 3 + kitchenette | 1st floor    | 73 m²       | 76 m²       | No / 12 m² / No            | No          | RESERVED       |
| NC-B224   | 3 + kitchenette | 1st floor    | 62 m²       | 65 m²       | No / 12 m² / No            | No          | RESERVED       |
| NC-B231   | 2 + kitchenette | 2nd floor    | 53 m²       | 55 m²       | No / 12 m² / No            | No          | RESERVED       |
| NC-B232   | 4 + kitchenette | 2nd floor    | 82 m²       | 86 m²       | No / 12 m² / No            | No          | RESERVED       |
| NC-B233   | 4 + kitchenette | 2nd floor    | 82 m²       | 86 m²       | No / 12 m² / No            | No          | RESERVED       |
| NC-B234   | 2 + kitchenette | 2nd floor    | 53 m²       | 55 m²       | No / 12 m² / No            | No          | RESERVED       |
| NC-C101   | Bussiness Units | ground floor | 70 m²       |             | No / No / No               | No          | 5 951 020 CZK  |
| NC-C102   | Offices         | ground floor | 46 m²       |             | No / No / No               | No          | 4 196 120 CZK  |
| NC-C103   | Offices         | ground floor | 82 m²       |             | No / No / No               | No          | 7 319 360 CZK  |
| NC-C104   | Bussiness Units | ground floor | 82 m²       |             | No / No / No               | No          | 7 339 830 CZK  |
| NC-C105   | Bussiness Units | ground floor | 45 m²       |             | No / No / No               | No          | 4 164 840 CZK  |
| NC-C106   | Bussiness Units | ground floor | 159 m²      |             | No / No / No               | No          | 12 913 830 CZK |
| NC-C107   | Offices         | ground floor | 22 m²       |             | No / No / No               | No          | 1 994 733 CZK  |
| NC-C201   | 3 + kitchenette | 1st floor    | 71 m²       | 75 m²       | No / 13 m² / No            | No          | RESERVED       |
| NC-C202   | 1 + kitchenette | 1st floor    | 35 m²       | 36 m²       | No / No / No               | No          | RESERVED       |
| NC-C203   | 2 + kitchenette | 1st floor    | 59 m²       | 61 m²       | No / No / 8 m²             | No          | 6 699 930 CZK  |
| NC-C204   | 1 + kitchenette | 1st floor    | 37 m²       | 38 m²       | No / No / 7 m²             | No          | SOLD           |
| NC-C205   | 1 + kitchenette | 1st floor    | 37 m²       | 38 m²       | No / No / 7 m²             | No          | 4 681 010 CZK  |
| NC-C206   | 3 + kitchenette | 1st floor    | 68 m²       | 71 m²       | No / No / 11 m²            | No          | 7 595 080 CZK  |
| NC-C207   | 3 + kitchenette | 1st floor    | 68 m²       | 71 m²       | No / No / 11 m²            | No          | 7 592 920 CZK  |
| NC-C208   | 1 + kitchenette | 1st floor    | 37 m²       | 38 m²       | No / No / 7 m²             | No          | 4 683 120 CZK  |
| NC-C209   | 1 + kitchenette | 1st floor    | 37 m²       | 38 m²       | No / No / 7 m²             | No          | 4 672 310 CZK  |
| NC-C210   | 2 + kitchenette | 1st floor    | 59 m²       | 61 m²       | No / No / 8 m²             | No          | SOLD           |
| NC-C211   | 1 + kitchenette | 1st floor    | 35 m²       | 36 m²       | No / No / No               | No          | RESERVED       |
| NC-C212   | 3 + kitchenette | 1st floor    | 71 m²       | 75 m²       | No / 13 m² / No            | No          | 7 878 880 CZK  |
| NC-C301   | 3 + kitchenette | 2nd floor    | 71 m²       | 75 m²       | No / 13 m² / No            | No          | 8 096 740 CZK  |
| NC-C302   | 1 + kitchenette | 2nd floor    | 35 m²       | 36 m²       | No / No / No               | No          | RESERVED       |
| NC-C303   | 2 + kitchenette | 2nd floor    | 59 m²       | 61 m²       | No / No / 8 m²             | No          | 6 862 580 CZK  |
| NC-C304   | 1 + kitchenette | 2nd floor    | 37 m²       | 38 m²       | No / No / 7 m²             | No          | 4 849 750 CZK  |
| NC-C305   | 1 + kitchenette | 2nd floor    | 37 m²       | 38 m²       | No / No / 7 m²             | No          | 4 859 660 CZK  |

| The order | Layout          | Floor     | Usable area       | Living area        | Terrace / Balcony / Loggia  | Garden | Price          |
|-----------|-----------------|-----------|-------------------|--------------------|-----------------------------|--------|----------------|
| NC-C306   | 3 + kitchenette | 2nd floor | 68 m <sup>2</sup> | 71 m <sup>2</sup>  | No / No / 11 m <sup>2</sup> | No     | 7 829 260 CZK  |
| NC-C307   | 3 + kitchenette | 2nd floor | 68 m <sup>2</sup> | 71 m <sup>2</sup>  | No / No / 11 m <sup>2</sup> | No     | 7 827 510 CZK  |
| NC-C308   | 1 + kitchenette | 2nd floor | 37 m <sup>2</sup> | 38 m <sup>2</sup>  | No / No / 7 m <sup>2</sup>  | No     | RESERVED       |
| NC-C309   | 1 + kitchenette | 2nd floor | 37 m <sup>2</sup> | 38 m <sup>2</sup>  | No / No / 7 m <sup>2</sup>  | No     | 4 849 750 CZK  |
| NC-C310   | 2 + kitchenette | 2nd floor | 59 m <sup>2</sup> | 61 m <sup>2</sup>  | No / No / 8 m <sup>2</sup>  | No     | RESERVED       |
| NC-C311   | 1 + kitchenette | 2nd floor | 35 m <sup>2</sup> | 36 m <sup>2</sup>  | No / No / No                | No     | RESERVED       |
| NC-C312   | 3 + kitchenette | 2nd floor | 71 m <sup>2</sup> | 75 m <sup>2</sup>  | No / 13 m <sup>2</sup> / No | No     | 8 121 040 CZK  |
| NC-C401   | 3 + kitchenette | 3rd floor | 71 m <sup>2</sup> | 75 m <sup>2</sup>  | No / 13 m <sup>2</sup> / No | No     | RESERVED       |
| NC-C402   | 1 + kitchenette | 3rd floor | 35 m <sup>2</sup> | 36 m <sup>2</sup>  | No / No / No                | No     | RESERVED       |
| NC-C403   | 2 + kitchenette | 3rd floor | 59 m <sup>2</sup> | 61 m <sup>2</sup>  | No / No / 8 m <sup>2</sup>  | No     | 7 026 180 CZK  |
| NC-C404   | 1 + kitchenette | 3rd floor | 37 m <sup>2</sup> | 38 m <sup>2</sup>  | No / No / 7 m <sup>2</sup>  | No     | RESERVED       |
| NC-C405   | 1 + kitchenette | 3rd floor | 37 m <sup>2</sup> | 38 m <sup>2</sup>  | No / No / 7 m <sup>2</sup>  | No     | 4 936 960 CZK  |
| NC-C406   | 3 + kitchenette | 3rd floor | 68 m <sup>2</sup> | 71 m <sup>2</sup>  | No / No / 11 m <sup>2</sup> | No     | 7 967 840 CZK  |
| NC-C407   | 3 + kitchenette | 3rd floor | 68 m <sup>2</sup> | 71 m <sup>2</sup>  | No / No / 11 m <sup>2</sup> | No     | 7 967 840 CZK  |
| NC-C408   | 1 + kitchenette | 3rd floor | 37 m <sup>2</sup> | 38 m <sup>2</sup>  | No / No / 7 m <sup>2</sup>  | No     | RESERVED       |
| NC-C409   | 1 + kitchenette | 3rd floor | 37 m <sup>2</sup> | 38 m <sup>2</sup>  | No / No / 7 m <sup>2</sup>  | No     | 4 926 020 CZK  |
| NC-C410   | 2 + kitchenette | 3rd floor | 59 m <sup>2</sup> | 61 m <sup>2</sup>  | No / No / 8 m <sup>2</sup>  | No     | 7 046 850 CZK  |
| NC-C411   | 1 + kitchenette | 3rd floor | 35 m <sup>2</sup> | 36 m <sup>2</sup>  | No / No / No                | No     | SOLD           |
| NC-C412   | 3 + kitchenette | 3rd floor | 71 m <sup>2</sup> | 75 m <sup>2</sup>  | No / 13 m <sup>2</sup> / No | No     | RESERVED       |
| NC-C501   | 3 + kitchenette | 4th floor | 98 m <sup>2</sup> | 104 m <sup>2</sup> | 64 m <sup>2</sup> / No / No | No     | 11 624 320 CZK |
| NC-C502   | 3 + kitchenette | 4th floor | 97 m <sup>2</sup> | 104 m <sup>2</sup> | 64 m <sup>2</sup> / No / No | No     | RESERVED       |
| NC-C503   | 1 + kitchenette | 4th floor | 33 m <sup>2</sup> | 35 m <sup>2</sup>  | 14 m <sup>2</sup> / No / No | No     | RESERVED       |
| NC-C504   | 1 + kitchenette | 4th floor | 33 m <sup>2</sup> | 35 m <sup>2</sup>  | 14 m <sup>2</sup> / No / No | No     | RESERVED       |