



82 m<sup>2</sup>

Kladno, Rozdělov, Central Bohemia

9 174 340 CZK



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-A133	Price	9 174 340 CZK The price of the basement and garage parking is not included in the price of the apartment.
Address	Kladno, Rozdělov, Central Bohemia	Type	Apartments
Disposition	4 + kitchenette	Usable area	82 m <sup>2</sup>
Floor area	86 m <sup>2</sup>	Low energy	Yes
Energy performance of the building	A - Extremely economical	Floor	2nd 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 4+kt with a floor area of 85.75 sqm with a balcony of 12.26 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 2nd of the new building, the interior includes a hallway, a spacious living room with a kitchenette and dining area, a bedroom, two other rooms that can serve, for example, as a study, a children's room or another bedroom. There is also 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 NE 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.

Completion of the project is scheduled for 4Q 2027.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
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
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

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
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
NC-C306	3 + kitchenette	2nd floor	68 m²	71 m²	No / No / 11 m²	No	7 829 260 CZK
NC-C307	3 + kitchenette	2nd floor	68 m²	71 m²	No / No / 11 m²	No	7 827 510 CZK
NC-C308	1 + kitchenette	2nd floor	37 m²	38 m²	No / No / 7 m²	No	RESERVED
NC-C309	1 + kitchenette	2nd floor	37 m²	38 m²	No / No / 7 m²	No	4 849 750 CZK
NC-C310	2 + kitchenette	2nd floor	59 m²	61 m²	No / No / 8 m²	No	RESERVED

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
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	4 926 020 CZK
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	5 196 830 CZK
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