Luxent | Exclusive Properties

82 m² | Kladno, Rozdělov, Central Bohemia | 6 965 730 CZK

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**NC-C103**	Price	**6 965 730 CZK The price includes VAT (21%, possible deduction).**
Address	**Kladno, Rozdělov, Central Bohemia**	Type	**Offices**
Usable area	**82 m²**	Parking	**No**
Low energy	**Yes**	Energy performance of the building	**A - Extremely economical**
Floor	**ground floor**	Number of floors	**5**

About real estate

We offer for sale a commercial unit with a usable area of 82.24 sqm in an extremely economical development project Nová Cihelna Kladno, located in the urban area of Kladno - Rozdělov.

The non-residential space is situated on the 1st floor of the new building, sold in Shell & Core condition, which will allow you to complete and approve the premises completely according to your own requirements. The building will have a total of 7 commercial units of 22-159 sqm. The price includes VAT (21%, possible deduction).

Nová Cihelna is a development project that not only combines 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 easy reach and at the same time a perfect connection to Prague.

The Energy Class A project emphasizes low-energy operation and sustainability. It includes heating with an air-to-water heat pump, underfloor heating with aftercooling, controlled ventilation with heat recovery and an efficient water solution. It will also include PV on the roofs and large-format windows with insulating glazing for plenty of natural light. The main focus is on originality, functionality and aesthetics. The whole complex is adapted for wheelchair accessibility including lifts.

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 rapid transit. 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.

The order	Floor	Usable area	Parking	Price
NC-A111	ground floor	62 m²	Yes	7 551 070 CZK
NC-A112	ground floor	73 m²	Yes (1x)	RESERVED
NC-A113	ground floor	73 m²	Yes (1x)	8 580 290 CZK
NC-A114	ground floor	35 m²	Yes (1x)	RESERVED
NC-A121	1st floor	62 m²	Yes (1x)	RESERVED
NC-A122	1st floor	73 m²	Yes (1x)	RESERVED
NC-A123	1st floor	73 m²	Yes (1x)	RESERVED
NC-A124	1st floor	61 m²	Yes (1x)	RESERVED
NC-A131	2nd floor	53 m²	Yes (1x)	RESERVED
NC-A132	2nd floor	82 m²	Yes (1x)	RESERVED
NC-A133	2nd floor	82 m²	Yes (1x)	9 174 340 CZK
NC-A134	2nd floor	53 m²	Yes (1x)	RESERVED
NC-A141	3rd floor	114 m²	Yes (1x)	RESERVED
NC-A142	3rd floor	65 m²	Yes (1x)	RESERVED
NC-A211	ground floor	62 m²	Yes (1x)	SOLD
NC-A212	ground floor	73 m²	Yes (1x)	8 727 200 CZK
NC-A213	ground floor	73 m²	Yes (1x)	SOLD
NC-A214	ground floor	35 m²	Yes (1x)	RESERVED
NC-A221	1st floor	62 m²	Yes (1x)	RESERVED
NC-A222	1st floor	73 m²	Yes (1x)	RESERVED
NC-A223	1st floor	73 m²	Yes (1x)	RESERVED
NC-A224	1st floor	62 m²	Yes (1x)	SOLD
NC-A231	2nd floor	53 m²	Yes (1x)	RESERVED
NC-A232	2nd floor	82 m²	Yes (1x)	SOLD
NC-A233	2nd floor	82 m²	Yes (1x)	SOLD
NC-A234	2nd floor	53 m²	Yes (1x)	RESERVED
NC-A311	ground floor	62 m²	Yes (1x)	SOLD
NC-A312	ground floor	73 m²	Yes (1x)	8 726 770 CZK
NC-A313	ground floor	73 m²	Yes (1x)	SOLD

The order	Floor	Usable area	Parking	Price
NC-A314	ground floor	35 m²	Yes (1x)	RESERVED
NC-A321	1st floor	62 m²	Yes (1x)	SOLD
NC-A322	1st floor	73 m²	Yes (1x)	RESERVED
NC-A323	1st floor	73 m²	Yes (1x)	RESERVED
NC-A324	1st floor	62 m²	Yes (1x)	RESERVED
NC-A331	2nd floor	53 m²	Yes (1x)	RESERVED
NC-A332	2nd floor	82 m²	Yes (1x)	RESERVED
NC-A333	2nd floor	82 m²	Yes (1x)	RESERVED
NC-A334	2nd floor	53 m²	Yes (1x)	RESERVED
NC-B111	ground floor	62 m²	Yes (1x)	SOLD
NC-B112	ground floor	73 m²	Yes (1x)	8 737 350 CZK
NC-B113	ground floor	73 m²	Yes (1x)	RESERVED
NC-B114	ground floor	35 m²	Yes (1x)	RESERVED
NC-B121	1st floor	62 m²	Yes (1x)	SOLD
NC-B122	1st floor	73 m²	Yes (1x)	RESERVED
NC-B123	1st floor	73 m²	Yes (1x)	SOLD
NC-B124	1st floor	62 m²	Yes (1x)	RESERVED
NC-B131	2nd floor	53 m²	Yes (1x)	RESERVED
NC-B132	2nd floor	82 m²	Yes (1x)	SOLD
NC-B133	2nd floor	82 m²	Yes (1x)	RESERVED
NC-B134	2nd floor	53 m²	Yes (1x)	RESERVED
NC-B141	3rd floor	114 m²	Yes (1x)	SOLD
NC-B142	3rd floor	65 m²	Yes (1x)	RESERVED
NC-B211	ground floor	62 m²	Yes (1x)	7 713 650 CZK
NC-B212	ground floor	73 m²	Yes (1x)	RESERVED
NC-B213	ground floor	73 m²	Yes (1x)	SOLD
NC-B214	ground floor	35 m²	Yes (1x)	RESERVED
NC-B221	1st floor	62 m²	Yes (1x)	RESERVED
NC-B222	1st floor	73 m²	Yes (1x)	RESERVED
NC-B223	1st floor	73 m²	Yes (1x)	RESERVED

The order	Floor	Usable area	Parking	Price
NC-B224	1st floor	62 m²	Yes (1x)	RESERVED
NC-B231	2nd floor	53 m²	Yes (1x)	RESERVED
NC-B232	2nd floor	82 m²	Yes (1x)	RESERVED
NC-B233	2nd floor	82 m²	Yes (1x)	RESERVED
NC-B234	2nd floor	53 m²	Yes (1x)	RESERVED
NC-C101	ground floor	70 m²	No	5 951 020 CZK
NC-C102	ground floor	46 m²	No	3 863 170 CZK
NC-C103	ground floor	82 m²	No	6 965 730 CZK
NC-C104	ground floor	82 m²	No	6 985 210 CZK
NC-C105	ground floor	45 m²	No	3 834 370 CZK
NC-C106	ground floor	159 m²	No	13 503 720 CZK
NC-C107	ground floor	22 m²	No	1 994 739 CZK
NC-C201	1st floor	71 m²	Yes (1x)	RESERVED
NC-C202	1st floor	35 m²	No	RESERVED
NC-C203	1st floor	59 m²	Yes (1x)	6 699 930 CZK
NC-C204	1st floor	37 m²	No	SOLD
NC-C205	1st floor	37 m²	No	4 681 010 CZK
NC-C206	1st floor	68 m²	Yes (1x)	7 595 080 CZK
NC-C207	1st floor	68 m²	Yes (1x)	7 592 920 CZK
NC-C208	1st floor	37 m²	No	4 683 120 CZK
NC-C209	1st floor	37 m²	No	4 672 310 CZK
NC-C210	1st floor	59 m²	Yes (1x)	SOLD
NC-C211	1st floor	35 m²	No	RESERVED
NC-C212	1st floor	71 m²	Yes (1x)	7 878 880 CZK
NC-C301	2nd floor	71 m²	Yes (1x)	8 096 740 CZK
NC-C302	2nd floor	35 m²	No	RESERVED
NC-C303	2nd floor	59 m²	Yes (1x)	6 862 580 CZK
NC-C304	2nd floor	37 m²	No	4 849 750 CZK
NC-C305	2nd floor	37 m²	No	4 859 660 CZK
NC-C306	2nd floor	68 m²	Yes	7 829 260 CZK

The order	Floor	Usable area	Parking	Price
NC-C307	2nd floor	68 m²	Yes (1x)	7 827 510 CZK
NC-C308	2nd floor	37 m²	No	RESERVED
NC-C309	2nd floor	37 m²	No	4 849 750 CZK
NC-C310	2nd floor	59 m²	Yes (1x)	RESERVED
NC-C311	2nd floor	35 m²	No	RESERVED
NC-C312	2nd floor	71 m²	Yes (1x)	8 121 040 CZK
NC-C401	3rd floor	71 m²	Yes (1x)	8 203 280 CZK
NC-C402	3rd floor	35 m²	No	RESERVED
NC-C403	3rd floor	59 m²	Yes (1x)	7 026 180 CZK
NC-C404	3rd floor	37 m²	No	4 926 020 CZK
NC-C405	3rd floor	37 m²	No	4 936 960 CZK
NC-C406	3rd floor	68 m²	Yes (1x)	7 967 840 CZK
NC-C407	3rd floor	68 m²	Yes (1x)	7 967 840 CZK
NC-C408	3rd floor	37 m²	No	RESERVED
NC-C409	3rd floor	37 m²	No	4 926 020 CZK
NC-C410	3rd floor	59 m²	Yes (1x)	7 046 850 CZK
NC-C411	3rd floor	35 m²	No	SOLD
NC-C412	3rd floor	71 m²	Yes (1x)	8 236 100 CZK
NC-C501	4th floor	98 m²	Yes (1x)	11 624 320 CZK
NC-C502	4th floor	97 m²	Yes (1x)	RESERVED
NC-C503	4th floor	33 m²	Yes (1x)	5 196 830 CZK
NC-C504	4th floor	33 m²	No	RESERVED