



71 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-C312	Price	Reserved
Address	Kladno, Rozdělov, Central Bohemia	Type	Apartments
Disposition	3 + kitchenette	Usable area	71 m <sup>2</sup>
Offer status	Reserved	Floor area	75 m <sup>2</sup>
Low energy	Yes	Energy performance of the building	A - Extremely economical
Floor	2nd floor	Number of floors	5
Parking	1	Balcony	13 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 74.65 sqm with a balcony of 12.98 sqm in an extremely economical development project Nová Cihelna Kladno arising in the urban area of Kladno - Rozdělův.

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 - Rozdělův 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 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 NW side. The apartment has a brick 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, Rozdělův 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 12/2026 and handover of the apartments for 1Q 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)	7 777 600 CZK
NC-A112	3 + kitchenette	ground floor	73 m²	76 m²	No / No / No	Yes (61 m²)	RESERVED
NC-A113	3 + kitchenette	ground floor	73 m²	76 m²	No / No / No	Yes (98 m²)	8 837 700 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	RESERVED
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)	7 995 570 CZK
NC-A212	3 + kitchenette	ground floor	73 m²	76 m²	No / No / No	Yes (98 m²)	8 989 020 CZK
NC-A213	3 + kitchenette	ground floor	73 m²	76 m²	No / No / No	Yes (98 m²)	RESERVED
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	RESERVED
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	RESERVED
NC-A233	4 + kitchenette	2nd floor	82 m²	86 m²	No / 12 m² / No	No	RESERVED
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)	RESERVED
NC-A312	3 + kitchenette	ground floor	73 m²	76 m²	No / No / No	Yes (98 m²)	8 988 570 CZK
NC-A313	3 + kitchenette	ground floor	73 m²	76 m²	No / No / No	Yes (24 m²)	RESERVED
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	RESERVED
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)	RESERVED
NC-B112	3 + kitchenette	ground floor	73 m²	76 m²	No / No / No	Yes (95 m²)	8 999 470 CZK
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	RESERVED
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	RESERVED
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	RESERVED
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	RESERVED
NC-B142	2 + kitchenette	3rd floor	65 m²	68 m²	10 m² / No / No	No	RESERVED
NC-B211	3 + kitchenette	ground floor	62 m²	65 m²	No / No / No	Yes (98 m²)	7 945 060 CZK
NC-B212	3 + kitchenette	ground floor	73 m²	76 m²	No / No / No	Yes (64 m²)	RESERVED
NC-B213	3 + kitchenette	ground floor	73 m²	76 m²	No / No / No	Yes (95 m²)	RESERVED
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	3 863 170 CZK
NC-C103	Offices	ground floor	82 m²		No / No / No	No	6 965 730 CZK
NC-C104	Bussiness Units	ground floor	82 m²		No / No / No	No	6 985 210 CZK
NC-C105	Bussiness Units	ground floor	45 m²		No / No / No	No	3 834 370 CZK
NC-C106	Bussiness Units	ground floor	159 m²		No / No / No	No	13 503 720 CZK
NC-C107	Offices	ground floor	22 m²		No / No / No	No	RESERVED
NC-C201	3 + kitchenette	1st floor	71 m²	75 m²	No / 13 m² / No	No	7 832 640 CZK
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	6 616 360 CZK
NC-C204	1 + kitchenette	1st floor	37 m²	38 m²	No / No / 7 m²	No	4 655 980 CZK
NC-C205	1 + kitchenette	1st floor	37 m²	38 m²	No / No / 7 m²	No	4 664 640 CZK
NC-C206	3 + kitchenette	1st floor	68 m²	71 m²	No / No / 11 m²	No	7 573 160 CZK
NC-C207	3 + kitchenette	1st floor	68 m²	71 m²	No / No / 11 m²	No	7 571 000 CZK
NC-C208	1 + kitchenette	1st floor	37 m²	38 m²	No / No / 7 m²	No	4 666 750 CZK
NC-C209	1 + kitchenette	1st floor	37 m²	38 m²	No / No / 7 m²	No	4 655 980 CZK
NC-C210	2 + kitchenette	1st floor	59 m²	61 m²	No / No / 8 m²	No	6 616 360 CZK
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	7 856 140 CZK
NC-C301	3 + kitchenette	2nd floor	71 m²	75 m²	No / 13 m² / No	No	8 021 340 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	6 775 390 CZK
NC-C304	1 + kitchenette	2nd floor	37 m²	38 m²	No / No / 7 m²	No	4 758 390 CZK
NC-C305	1 + kitchenette	2nd floor	37 m²	38 m²	No / No / 7 m²	No	4 768 110 CZK
NC-C306	3 + kitchenette	2nd floor	68 m²	71 m²	No / No / 11 m²	No	7 756 350 CZK
NC-C307	3 + kitchenette	2nd floor	68 m²	71 m²	No / No / 11 m²	No	7 754 610 CZK
NC-C308	1 + kitchenette	2nd floor	37 m²	38 m²	No / No / 7 m²	No	4 769 820 CZK
NC-C309	1 + kitchenette	2nd floor	37 m²	38 m²	No / No / 7 m²	No	4 758 390 CZK
NC-C310	2 + kitchenette	2nd floor	59 m²	61 m²	No / No / 8 m²	No	6 775 390 CZK

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	RESERVED
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	RESERVED
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	RESERVED
NC-C406	3 + kitchenette	3rd floor	68 m <sup>2</sup>	71 m <sup>2</sup>	No / No / 11 m <sup>2</sup>	No	RESERVED
NC-C407	3 + kitchenette	3rd floor	68 m <sup>2</sup>	71 m <sup>2</sup>	No / No / 11 m <sup>2</sup>	No	RESERVED
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	RESERVED
NC-C410	2 + kitchenette	3rd floor	59 m <sup>2</sup>	61 m <sup>2</sup>	No / No / 8 m <sup>2</sup>	No	RESERVED
NC-C411	1 + kitchenette	3rd floor	35 m <sup>2</sup>	36 m <sup>2</sup>	No / No / No	No	RESERVED
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	RESERVED
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