



82 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-A233                           | Price                              | Reserved                 |
| Address      | Kladno, Rozdělov, Central Bohemia | Type                               | Apartments               |
| Disposition  | 4 + kitchenette                   | Usable area                        | 82 m <sup>2</sup>        |
| Offer status | Reserved                          | Floor area                         | 86 m <sup>2</sup>        |
| Low energy   | Yes                               | Energy performance of the building | A - Extremely economical |
| Floor        | 2nd floor                         | Number of floors                   | 3                        |
| 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 floor 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 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, 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 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 |