



## House Three-bedroom (4+kk)

Sold

135 m<sup>2</sup>, Kladno, Kladno, Benno Löbla



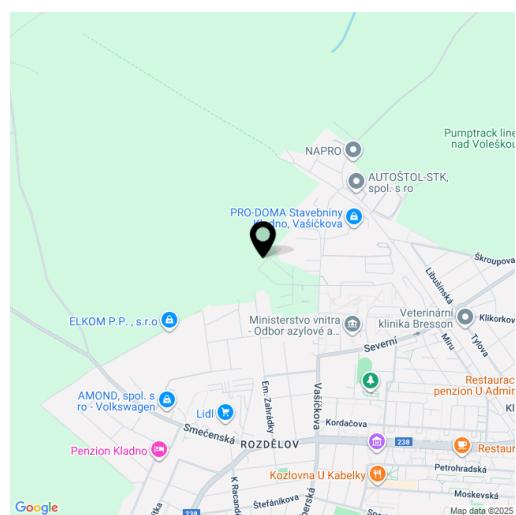


## House Three-bedroom (4+kk)

Sold

135 m<sup>2</sup>, Kladno, Kladno, Benno Löbla

Plot	645 m <sup>2</sup>
Foot print	92 m <sup>2</sup>
Garden	553 m <sup>2</sup>
Parking	Outdoor parking space for 2 cars
Cellar	-
PENB	G
Reference number	110500



**This newly built family home (one half of a semi-detached house) is currently under construction in Rozdělov, an exclusive part of Kladno, located right next to the Džbán Nature Park. The property offers quick access to a full range of amenities and is close to public transport stops, providing convenient connections to Prague.**

The ground floor layout consists of a living room with a preparation for a kitchen and access to the **garden terrace**, a utility room, a toilet, and an entrance hall with a staircase. Upstairs, there will be three bedrooms, two bathrooms (one with a bathtub, one with a shower and toilet), a separate toilet, a **walk-in closet**, and a hallway.

The house was designed by **an experienced architectural studio**, with final approval (occupancy permit) expected in **Q3 2026**. The **high-standard** facilities include **wooden floors**, 75 × 75 cm tiles (choice of three colors), triple-glazed plastic windows prepared for **external blinds**, an **aluminum terrace sliding door (HS portal)**, aluminum entrance doors with fixed glazing, frameless interior doors, and sanitary ware from the premium brands Laufen, Tres, and Kaldewei. There is underfloor heating powered by a **heat pump**, with the option to connect **photovoltaic panels**, as well as video intercom, a fiber-optic connection, and a preparation for air-conditioning, a wallbox, and a camera system. **Outdoor parking for two cars** will be provided, and there is also a **storage room** next to the house.

The home is situated on a cul-de-sac next to the **Džbán Nature Park**, interwoven with **hiking and bike trails**. Within a 10-minute walk, you'll find a kindergarten and elementary school, shops including a supermarket, medical services, and a **sports hall**. Nearby, there is also a **bike park** and a mining open-air museum. The **quiet Rozdělov district** of Kladno offers both proximity to nature and excellent **transport connections** — direct bus and train routes reach Prague's Veleslavín tram stop in 35 minutes and Masaryk Railway Station in 45 minutes. Traveling by car is made faster by the D6 highway, and Prague **Airport** is just a short drive away.

Total area 134.5 m<sup>2</sup>, built-up area 92 m<sup>2</sup>, garden 553 m<sup>2</sup>, plot 645 m<sup>2</sup>.