



## House Three-bedroom (4+kk)

**Sold**

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





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Plot	669 m <sup>2</sup>
Foot print	93 m <sup>2</sup>
Garden	576 m <sup>2</sup>
Parking	Outdoor parking space for 2 cars
Cellar	-
PENB	G
Reference number	110912

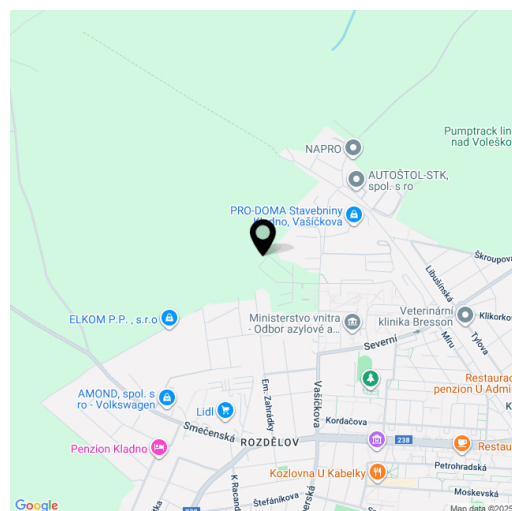
This newly built family home (one half of a semi-detached house) is currently under construction in Rozdělův, an exclusive part of Kladno, located right next to the Džbán Nature Park. The property offers quick access to a full range of amenities and is close to public transport stops, providing convenient 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 pantry, a toilet, and an entrance hall with a staircase. Upstairs, there will be three bedrooms, a bathroom with a bathtub, a separate toilet, a storeroom, 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 Rozdělův district** of Kladno offers both proximity to nature and excellent **transport connections** — direct bus and train routes reach Prague's Veleslavín stop in 35 minutes and Masaryk Railway Station in 45 minutes. Traveling by car is made faster by the D6 highway, and the drive to Václav Havel Airport takes only 20 minutes.

Total area 139.08 m<sup>2</sup>, built-up area 93 m<sup>2</sup>, garden 575.8 m<sup>2</sup>, plot 668.8 m<sup>2</sup>.





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Park Džbán, Kladno

Dům 30

1.NP		
1	Hala	12,41 m²
2	Technická místnost	7,96 m²
3	WC	2,06 m²
4	Komora	2,44 m²
5	Obývací pokoj + KK	37,24 m²
6	Sklad	7,72 m²
2.NP		
7	Chodba	16,64 m²
8	Koupelna	6,72 m²
9	WC	1,87 m²
10	Komora	1,81 m²
11	Ložnice	16,05 m²
12	Pokoj	13,07 m²
13	Pokoj	13,09 m²
Celkem		139,08 m²

