



House Three-bedroom (4+kk)

€ 571 723 | CZK 13 890 000

139 m², Kladno, Kladno, Benno Löbla





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Plot	652 m ²
Foot print	93 m ²
Garden	559 m ²
Parking	Outdoor parking space for 2 cars
Cellar	-
PENB	G
Reference number	110913

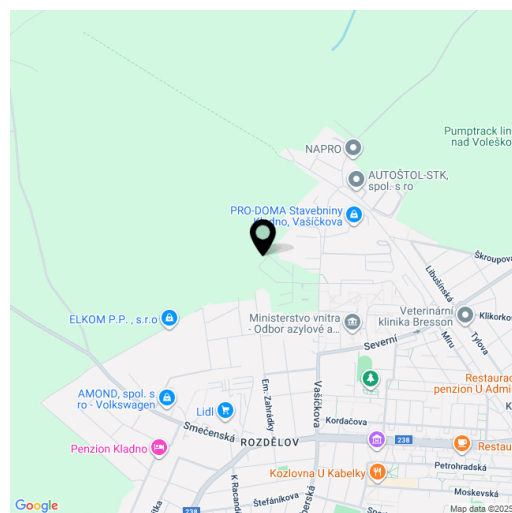
This newly built family home (one half of a semi-detached house) is currently under construction in Rozdělův, an exclusive part of Kladno, located right next to the Džbán Nature Park. The property offers quick access to a full range of amenities and is close to public transport stops, providing convenient 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 utility room, a toilet, a pantry, a storeroom 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 tram 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 m², built-up area 93 m², garden 559 m², plot 652 m².





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Park Džbán, Kladno

Dům 40

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

