



## House Three-bedroom (4+kk)

€ 544 371 | CZK 13 250 000

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



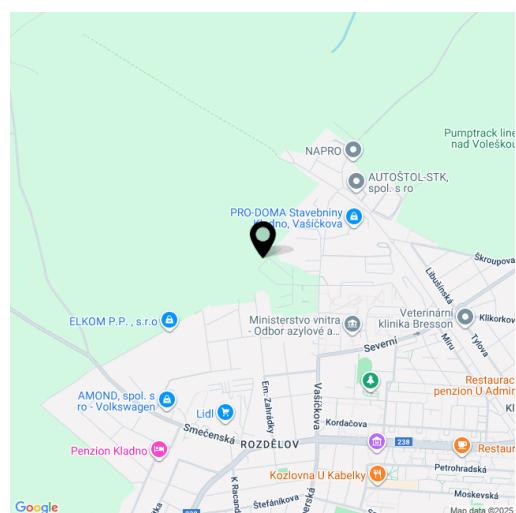


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|                  |                                  |
|------------------|----------------------------------|
| Plot             | 541 m <sup>2</sup>               |
| Foot print       | 92 m <sup>2</sup>                |
| Garden           | 461 m <sup>2</sup>               |
| Parking          | Outdoor parking space for 2 cars |
| Cellar           | -                                |
| PENB             | G                                |
| Reference number | 110914                           |



**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 storeroom, 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 the drive to Václav Havel Airport takes only 20 minutes.

Total area 132.06 m<sup>2</sup>, built-up area 92 m<sup>2</sup>, garden 461 m<sup>2</sup>, plot 541 m<sup>2</sup>.



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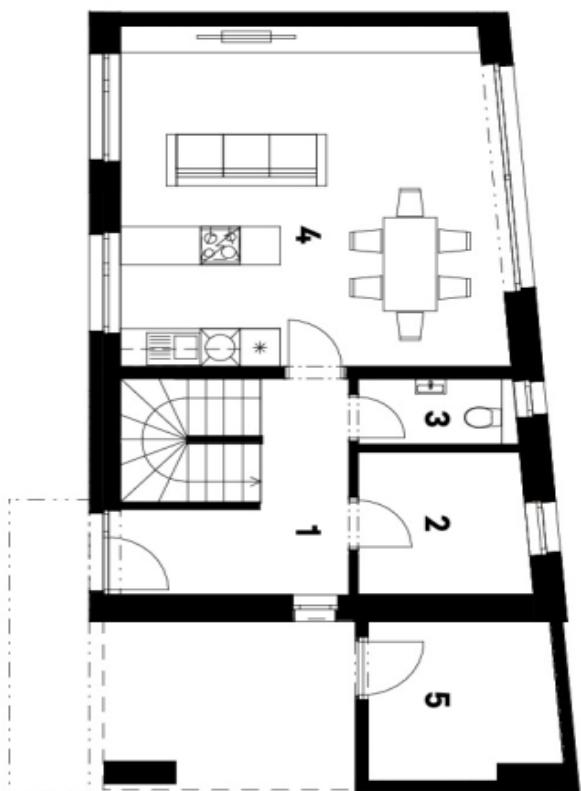
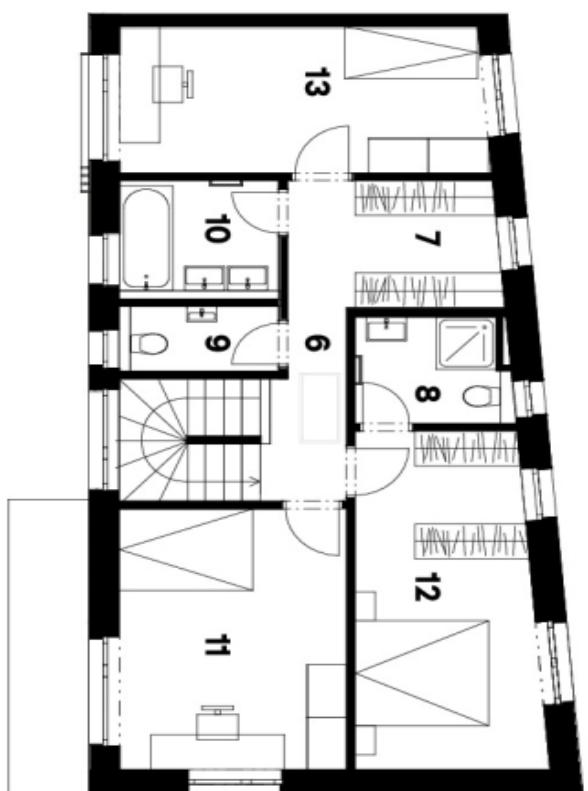
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**Park Džbán, Kladno**



| 1,NP |                             |
|------|-----------------------------|
| 1    | Hala                        |
| 2    | Technická místnost          |
| 3    | WC                          |
| 4    | Obývací pokoj + KK          |
| 5    | Sklad                       |
|      | <b>Celkem</b>               |
|      | <b>132,06 m<sup>2</sup></b> |

| 2,NP |          |
|------|----------|
| 6    | Chodba   |
| 7    | Šatna    |
| 8    | Koupelna |
| 9    | WC       |
| 10   | Koupelna |
| 11   | Pokoj    |
| 12   | Ložnice  |
| 13   | Pokoj    |
|      |          |



2,NP

1,NP