



39 m<sup>2</sup> Pražská, Kladno, Central Bohemia 4 490 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|              |                                         |                                    |                            |
|--------------|-----------------------------------------|------------------------------------|----------------------------|
| Order number | <b>KL-A218</b>                          | Price                              | <b>4 490 000 CZK</b>       |
| Address      | <b>Pražská, Kladno, Central Bohemia</b> | Type                               | <b>Apartments</b>          |
| Disposition  | <b>1 + kitchenette</b>                  | Usable area                        | <b>39 m<sup>2</sup></b>    |
| Floor area   | <b>42 m<sup>2</sup></b>                 | Energy performance of the building | <b>B - Very economical</b> |
| Floor        | <b>ground floor</b>                     |                                    |                            |

## About real estate

We are offering for sale a modern apartment 1+kt with a floor area of 38 sqm in the Kladno Living residential project, which is being built in one of the most attractive locations in the city of Kladno – Kročehlavy. This new development project represents a unique opportunity for those looking for new apartments in Kladno or an investment in real estate with high appreciation potential.

The Kladno Living project consists of five elegant apartment buildings (A-E) with a total of 371 units and offers the ideal combination of peaceful living in green surroundings and excellent transport links. In addition to the full range of amenities in the surrounding area, residents will appreciate their own neighborhood garden, playground, the nearby Nové Boroviny forest park, and excellent connections to Prague and Václav Havel Airport. The Pražská křižovatka public transport stop is located right next to the project – you can reach the center of Kladno in a few minutes and Prague's Nádraží Veleslavín metro station in approximately 25 minutes.

The apartments for sale in Kročehlavy are designed with an emphasis on functionality, energy savings, and maximum comfort. From cozy 1+kt to spacious 4+kt family apartments, each apartment has an efficient layout and plenty of storage space. Most units offer a balcony, terrace, or front garden, which expand the living space. The project includes plenty of parking spaces and basement storage units.

The low-energy Kladno Living project (EPC B) focuses on sustainability and modern technology – the apartments feature a heat recovery system, energy-efficient underfloor heating, and preparation for outdoor aluminum blinds. There will also be photovoltaic panels and green roofs. Thanks to these solutions, the apartments offer a healthy and comfortable indoor environment with plenty of natural light and low operating costs.

The high standard of fittings includes quality vinyl flooring, designer ceramic wall and floor tiles (60x60 cm), raised ceilings in living rooms (2,750 mm), plastic windows with insulated triple glazing, flush interior doors with magnetic locks, and quality sanitary ware with Gröhe taps.

Kladno Living – modern living near Prague, where peace, space, and comfort set a new standard of living.

The project is being sold in three phases. The final approval of phase 1 (buildings A and B) is planned for the autumn of 2027.

| The order | Layout          | Floor        | Usable area | Living area | Terrace / Balcony / Loggia | Garden | Price         |
|-----------|-----------------|--------------|-------------|-------------|----------------------------|--------|---------------|
| KL-A111   | 1 + kitchenette | ground floor | 39 m²       | 42 m²       | No / No / No               | No     | 4 490 000 CZK |
| KL-A112   | 3 + kitchenette | ground floor | 69 m²       | 74 m²       | 46 m² / No / No            | No     | 7 980 000 CZK |
| KL-A113   | 3 + kitchenette | ground floor | 68 m²       | 74 m²       | 46 m² / No / No            | No     | 7 940 000 CZK |
| KL-A114   | 3 + kitchenette | ground floor | 71 m²       | 76 m²       | 47 m² / No / No            | No     | 7 980 000 CZK |
| KL-A115   | 1 + kitchenette | ground floor | 43 m²       | 45 m²       | No / No / No               | No     | RESERVED      |
| KL-A116   | 1 + kitchenette | ground floor | 29 m²       | 32 m²       | No / No / No               | No     | RESERVED      |
| KL-A117   | 2 + kitchenette | ground floor | 48 m²       | 52 m²       | No / No / No               | No     | RESERVED      |
| KL-A121   | 1 + kitchenette | 1st floor    | 39 m²       | 41 m²       | No / No / No               | No     | 4 480 000 CZK |
| KL-A122   | 2 + kitchenette | 1st floor    | 50 m²       | 54 m²       | No / 4 m² / No             | No     | 5 890 000 CZK |
| KL-A123   | 1 + kitchenette | 1st floor    | 36 m²       | 38 m²       | No / 3 m² / No             | No     | 4 500 000 CZK |
| KL-A124   | 2 + kitchenette | 1st floor    | 50 m²       | 53 m²       | No / 5 m² / No             | No     | 5 950 000 CZK |
| KL-A125   | 3 + kitchenette | 1st floor    | 71 m²       | 76 m²       | No / 5 m² / No             | No     | 7 680 000 CZK |
| KL-A126   | 1 + kitchenette | 1st floor    | 43 m²       | 45 m²       | No / 6 m² / No             | No     | RESERVED      |
| KL-A127   | 1 + kitchenette | 1st floor    | 29 m²       | 32 m²       | No / No / No               | No     | RESERVED      |
| KL-A128   | 2 + kitchenette | 1st floor    | 48 m²       | 52 m²       | No / 5 m² / No             | No     | RESERVED      |
| KL-A131   | 2 + kitchenette | 2nd floor    | 56 m²       | 60 m²       | No / 4 m² / No             | No     | 6 630 000 CZK |
| KL-A132   | 2 + kitchenette | 2nd floor    | 51 m²       | 54 m²       | No / 4 m² / No             | No     | 6 050 000 CZK |
| KL-A133   | 1 + kitchenette | 2nd floor    | 36 m²       | 38 m²       | No / 3 m² / No             | No     | RESERVED      |
| KL-A134   | 2 + kitchenette | 2nd floor    | 50 m²       | 54 m²       | No / 5 m² / No             | No     | RESERVED      |
| KL-A135   | 3 + kitchenette | 2nd floor    | 71 m²       | 76 m²       | No / 5 m² / No             | No     | 7 750 000 CZK |
| KL-A136   | 3 + kitchenette | 2nd floor    | 74 m²       | 79 m²       | No / 6 m² / No             | No     | 7 880 000 CZK |
| KL-A137   | 2 + kitchenette | 2nd floor    | 48 m²       | 52 m²       | No / 5 m² / No             | No     | 5 850 000 CZK |
| KL-A141   | 1 + kitchenette | 3rd floor    | 35 m²       | 37 m²       | 10 m² / No / No            | No     | RESERVED      |
| KL-A142   | 2 + kitchenette | 3rd floor    | 48 m²       | 52 m²       | 7 m² / No / No             | No     | 6 300 000 CZK |
| KL-A143   | 3 + kitchenette | 3rd floor    | 76 m²       | 81 m²       | 5 m² / No / No             | No     | 8 780 000 CZK |
| KL-A144   | 2 + kitchenette | 3rd floor    | 43 m²       | 46 m²       | 36 m² / No / No            | No     | 6 600 000 CZK |
| KL-A145   | 1 + kitchenette | 3rd floor    | 34 m²       | 36 m²       | 27 m² / No / No            | No     | 5 090 000 CZK |
| KL-A146   | 2 + kitchenette | 3rd floor    | 40 m²       | 43 m²       | 4 m² / No / No             | No     | RESERVED      |
| KL-A211   | 2 + kitchenette | ground floor | 48 m²       | 52 m²       | No / No / No               | No     | RESERVED      |
| KL-A212   | 1 + kitchenette | ground floor | 29 m²       | 32 m²       | No / No / No               | No     | RESERVED      |
| KL-A213   | 1 + kitchenette | ground floor | 43 m²       | 45 m²       | No / No / No               | No     | 4 890 000 CZK |
| KL-A214   | 3 + kitchenette | ground floor | 70 m²       | 76 m²       | No / No / No               | No     | 7 390 000 CZK |
| KL-A215   | 2 + kitchenette | ground floor | 50 m²       | 54 m²       | No / No / No               | No     | 5 550 000 CZK |
| KL-A216   | 1 + kitchenette | ground floor | 36 m²       | 38 m²       | No / No / No               | No     | RESERVED      |
| KL-A217   | 2 + kitchenette | ground floor | 51 m²       | 54 m²       | 21 m² / No / No            | No     | 6 150 000 CZK |
| KL-A218   | 1 + kitchenette | ground floor | 39 m²       | 42 m²       | No / No / No               | No     | 4 490 000 CZK |
| KL-A221   | 2 + kitchenette | 1st floor    | 48 m²       | 52 m²       | No / 5 m² / No             | No     | RESERVED      |
| KL-A222   | 1 + kitchenette | 1st floor    | 29 m²       | 32 m²       | No / No / No               | No     | RESERVED      |
| KL-A223   | 1 + kitchenette | 1st floor    | 43 m²       | 45 m²       | No / 6 m² / No             | No     | RESERVED      |
| KL-A224   | 3 + kitchenette | 1st floor    | 71 m²       | 76 m²       | No / 6 m² / No             | No     | 7 800 000 CZK |
| KL-A225   | 2 + kitchenette | 1st floor    | 50 m²       | 54 m²       | No / 5 m² / No             | No     | RESERVED      |
| KL-A226   | 1 + kitchenette | 1st floor    | 36 m²       | 38 m²       | No / 3 m² / No             | No     | RESERVED      |
| KL-A227   | 2 + kitchenette | 1st floor    | 54 m²       | 57 m²       | No / 4 m² / No             | No     | 6 260 000 CZK |
| KL-A228   | 3 + kitchenette | 1st floor    | 68 m²       | 73 m²       | No / 8 m² / No             | No     | 7 700 000 CZK |
| KL-A231   | 2 + kitchenette | 2nd floor    | 48 m²       | 52 m²       | No / 5 m² / No             | No     | 5 850 000 CZK |
| KL-A232   | 3 + kitchenette | 2nd floor    | 74 m²       | 78 m²       | No / 6 m² / No             | No     | 8 100 000 CZK |

| The order | Layout          | Floor     | Usable area       | Living area        | Terrace / Balcony / Loggia  | Garden | Price          |
|-----------|-----------------|-----------|-------------------|--------------------|-----------------------------|--------|----------------|
| KL-A233   | 3 + kitchenette | 2nd floor | 71 m <sup>2</sup> | 76 m <sup>2</sup>  | No / 6 m <sup>2</sup> / No  | No     | 7 800 000 CZK  |
| KL-A234   | 2 + kitchenette | 2nd floor | 50 m <sup>2</sup> | 54 m <sup>2</sup>  | No / 5 m <sup>2</sup> / No  | No     | 6 110 000 CZK  |
| KL-A235   | 1 + kitchenette | 2nd floor | 36 m <sup>2</sup> | 38 m <sup>2</sup>  | No / 3 m <sup>2</sup> / No  | No     | RESERVED       |
| KL-A236   | 2 + kitchenette | 2nd floor | 51 m <sup>2</sup> | 54 m <sup>2</sup>  | No / 4 m <sup>2</sup> / No  | No     | 5 900 000 CZK  |
| KL-A237   | 2 + kitchenette | 2nd floor | 56 m <sup>2</sup> | 60 m <sup>2</sup>  | No / 4 m <sup>2</sup> / No  | No     | 6 630 000 CZK  |
| KL-A241   | 3 + kitchenette | 3rd floor | 67 m <sup>2</sup> | 71 m <sup>2</sup>  | 7 m <sup>2</sup> / No / No  | No     | 7 990 000 CZK  |
| KL-A242   | 4 + kitchenette | 3rd floor | 94 m <sup>2</sup> | 101 m <sup>2</sup> | 14 m <sup>2</sup> / No / No | No     | 12 400 000 CZK |
| KL-A243   | 3 + kitchenette | 3rd floor | 75 m <sup>2</sup> | 81 m <sup>2</sup>  | 5 m <sup>2</sup> / No / No  | No     | 8 750 000 CZK  |
| KL-A244   | 2 + kitchenette | 3rd floor | 48 m <sup>2</sup> | 52 m <sup>2</sup>  | 7 m <sup>2</sup> / No / No  | No     | 6 300 000 CZK  |
| KL-A245   | 1 + kitchenette | 3rd floor | 35 m <sup>2</sup> | 37 m <sup>2</sup>  | 10 m <sup>2</sup> / No / No | No     | RESERVED       |