Luxent | Exclusive Properties

26 m² | Na kopečku, Praha 8 | 6 610 000 CZK

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|---|---|---|---|
| Order number | **NL-A411** | Price | **6 610 000 CZK** |
| Address | **Na kopečku, Praha 8** | Type | **Apartments** |
| Disposition | **1 + kitchenette** | Usable area | **26 m²** |
| Floor area | **28 m²** | Energy performance of the building | **B - Very economical** |
| Floor | **3rd floor** | Balcony | **5 m²** |
| Cellar | **Yes** | | |

## About real estate

We offer for sale a 1+kt apartment with a floor area of 28 sqm and a balcony of 5.1 sqm in the NEAR living development project in Prague 8, located on the border between Palmovka and Karlín.

In the rapidly developing Prague district of Palmovka, just a few minutes from the metro, a new residence is being built that will fulfill your dreams of modern urban living. It offers a combination of a peaceful setting, stylish interiors, and easy access to the city center. Thanks to its location, you will have Karlín, Holešovice, and Rohanský Island within easy reach—and a home you will be happy to return to.

The project will create a total of 212 low-energy apartments with their own 425 sqm community garden. Each of the apartments, from starter 1+kk to family 3+kk, has been designed with an emphasis on efficient use of space and high-quality furnishings. It combines architecture with practicality, the city with tranquility, and life with the future. It will become a future architectural icon of Palmovka, designed by the prestigious architectural studio IBA architects.

The standard includes underfloor heating and heat recovery – for maximum comfort and a pleasant home atmosphere. Vinyl flooring, designer tiles, and ceramic tiles are available in several designs. Plastic windows with insulated triple glazing, preparation for external blinds on all windows facing the street. The energy class B residence will have a total of 8 above-ground floors and two underground floors. It is possible to purchase a garage parking space and cellars with the apartments.

Living on the border between Palmovka and Karlín today means more than just access to the metro. It means being close to everything that makes a city a city – good coffee, culture, parks, and a quiet place for yourself. Do you like the vibrant center of Prague or Karlín, Žižkov, or Holešovice? You can get anywhere in a few minutes – on foot, by bike, tram, or metro, which is only 6 minutes away from the project (Palmovka and Invalidovna stations). Thanks to its location, modern standards, and low operating costs, the project is attractive for both personal living and investment.

The developer of the project is Fidurock, a Czech real estate investment group. The project is scheduled for completion in Q4 2027.

| The order | Layout | Floor | Usable area | Living area | Terrace / Balcony / Loggia | Garden | Price |
|---|---|---|---|---|---|---|---|
| NL-A201 | 3 + kitchenette | 1st floor | 70 m² | 76 m² | No / 6 m² / No | No | 13 822 000 CZK |
| NL-A202 | 2 + kitchenette | 1st floor | 53 m² | 56 m² | No / 12 m² / No | No | 10 940 000 CZK |
| NL-A203 | 2 + kitchenette | 1st floor | 47 m² | 50 m² | No / 4 m² / No | No | 9 700 000 CZK |
| NL-A204 | 1 + kitchenette | 1st floor | 26 m² | 28 m² | No / 3 m² / No | No | RESERVED |
| NL-A205 | 2 + kitchenette | 1st floor | 50 m² | 52 m² | No / 16 m² / No | No | 10 958 000 CZK |
| NL-A206 | 1 + kitchenette | 1st floor | 26 m² | 28 m² | No / 6 m² / No | No | RESERVED |
| NL-A207 | 1 + kitchenette | 1st floor | 26 m² | 28 m² | No / 6 m² / No | No | RESERVED |
| NL-A208 | 2 + kitchenette | 1st floor | 46 m² | 49 m² | No / 9 m² / No | No | RESERVED |
| NL-A209 | 1 + kitchenette | 1st floor | 26 m² | 28 m² | No / 6 m² / No | No | RESERVED |
| NL-A210 | 1 + kitchenette | 1st floor | 26 m² | 28 m² | No / 5 m² / No | No | RESERVED |
| NL-A211 | 1 + kitchenette | 1st floor | 26 m² | 28 m² | No / 5 m² / No | No | RESERVED |
| NL-A212 | 1 + kitchenette | 1st floor | 26 m² | 28 m² | No / 6 m² / No | No | RESERVED |
| NL-A213 | 2 + kitchenette | 1st floor | 45 m² | 48 m² | No / 10 m² / No | No | 9 978 000 CZK |
| NL-A214 | 2 + kitchen | 1st floor | 50 m² | 56 m² | No / 8 m² / No | No | 10 296 000 CZK |
| NL-A215 | 2 + kitchenette | 1st floor | 45 m² | 48 m² | No / 4 m² / No | No | RESERVED |
| NL-A301 | 3 + kitchenette | 2nd floor | 70 m² | 76 m² | No / 6 m² / No | No | 13 990 000 CZK |
| NL-A302 | 2 + kitchenette | 2nd floor | 53 m² | 56 m² | No / 12 m² / No | No | 10 990 000 CZK |
| NL-A303 | 2 + kitchenette | 2nd floor | 47 m² | 50 m² | No / 4 m² / No | No | RESERVED |
| NL-A304 | 1 + kitchenette | 2nd floor | 26 m² | 28 m² | No / 3 m² / No | No | RESERVED |
| NL-A305 | 2 + kitchenette | 2nd floor | 50 m² | 52 m² | No / 16 m² / No | No | RESERVED |
| NL-A306 | 1 + kitchenette | 2nd floor | 26 m² | 28 m² | No / 5 m² / No | No | RESERVED |
| NL-A307 | 1 + kitchenette | 2nd floor | 26 m² | 28 m² | No / 6 m² / No | No | RESERVED |
| NL-A308 | 2 + kitchenette | 2nd floor | 46 m² | 49 m² | No / 8 m² / No | No | RESERVED |
| NL-A309 | 1 + kitchenette | 2nd floor | 26 m² | 28 m² | No / 5 m² / No | No | RESERVED |
| NL-A310 | 1 + kitchenette | 2nd floor | 26 m² | 28 m² | No / 6 m² / No | No | RESERVED |
| NL-A311 | 1 + kitchenette | 2nd floor | 26 m² | 28 m² | No / 6 m² / No | No | RESERVED |
| NL-A312 | 1 + kitchenette | 2nd floor | 26 m² | 28 m² | No / 6 m² / No | No | RESERVED |
| NL-A313 | 2 + kitchenette | 2nd floor | 45 m² | 48 m² | No / 10 m² / No | No | 10 110 000 CZK |
| NL-A314 | 2 + kitchen | 2nd floor | 50 m² | 56 m² | No / 8 m² / No | No | 10 348 000 CZK |
| NL-A315 | 2 + kitchenette | 2nd floor | 45 m² | 48 m² | No / 4 m² / No | No | RESERVED |
| NL-A401 | 1 + kitchenette | 3rd floor | 25 m² | 27 m² | No / 6 m² / No | No | 6 563 000 CZK |
| NL-A402 | 3 + kitchenette | 3rd floor | 68 m² | 73 m² | No / 6 m² / No | No | 14 215 000 CZK |
| NL-A403 | 1 + kitchenette | 3rd floor | 29 m² | 31 m² | No / 6 m² / No | No | RESERVED |
| NL-A404 | 2 + kitchenette | 3rd floor | 47 m² | 50 m² | No / 4 m² / No | No | 9 905 000 CZK |
| NL-A405 | 1 + kitchenette | 3rd floor | 26 m² | 29 m² | No / 3 m² / No | No | RESERVED |
| NL-A406 | 2 + kitchenette | 3rd floor | 50 m² | 52 m² | No / 16 m² / No | No | 11 229 000 CZK |
| NL-A407 | 1 + kitchenette | 3rd floor | 26 m² | 28 m² | No / 5 m² / No | No | RESERVED |
| NL-A408 | 1 + kitchenette | 3rd floor | 26 m² | 28 m² | No / 6 m² / No | No | RESERVED |
| NL-A409 | 2 + kitchenette | 3rd floor | 46 m² | 49 m² | No / 9 m² / No | No | 10 146 000 CZK |
| NL-A410 | 1 + kitchenette | 3rd floor | 26 m² | 28 m² | No / 6 m² / No | No | RESERVED |
| NL-A411 | 1 + kitchenette | 3rd floor | 26 m² | 28 m² | No / 5 m² / No | No | 6 610 000 CZK |
| NL-A412 | 1 + kitchenette | 3rd floor | 26 m² | 28 m² | No / 5 m² / No | No | 6 610 000 CZK |
| NL-A413 | 1 + kitchenette | 3rd floor | 26 m² | 28 m² | No / 6 m² / No | No | RESERVED |
| NL-A414 | 2 + kitchenette | 3rd floor | 45 m² | 48 m² | No / 10 m² / No | No | 10 132 000 CZK |
| NL-A415 | 1 + kitchenette | 3rd floor | 25 m² | 28 m² | No / 4 m² / No | No | 6 382 000 CZK |
| NL-A416 | 2 + kitchenette | 3rd floor | 45 m² | 48 m² | No / 4 m² / No | No | RESERVED |

| The order | Layout | Floor | Usable area | Living area | Terrace / Balcony / Loggia | Garden | Price |
|---|---|---|---|---|---|---|---|
| NL-B201 | 2 + kitchenette | 1st floor | 45 m² | 48 m² | No / 4 m² / No | No | 9 232 000 CZK |
| NL-B202 | 2 + kitchenette | 1st floor | 45 m² | 48 m² | No / 10 m² / No | No | 9 984 000 CZK |
| NL-B203 | 1 + kitchenette | 1st floor | 26 m² | 28 m² | No / 6 m² / No | No | RESERVED |
| NL-B204 | 1 + kitchenette | 1st floor | 26 m² | 28 m² | No / 6 m² / No | No | RESERVED |
| NL-B205 | 1 + kitchenette | 1st floor | 26 m² | 28 m² | No / 5 m² / No | No | RESERVED |
| NL-B206 | 2 + kitchenette | 1st floor | 43 m² | 46 m² | No / 7 m² / No | No | 9 587 000 CZK |
| NL-B207 | 1 + kitchenette | 1st floor | 26 m² | 28 m² | No / 5 m² / No | No | RESERVED |
| NL-B208 | 1 + kitchenette | 1st floor | 26 m² | 28 m² | No / No / No | No | RESERVED |
| NL-B209 | 1 + kitchenette | 1st floor | 26 m² | 28 m² | No / No / No | No | RESERVED |
| NL-B210 | 2 + kitchenette | 1st floor | 48 m² | 52 m² | No / 7 m² / No | No | 9 998 000 CZK |
| NL-B211 | 2 + kitchenette | 1st floor | 48 m² | 51 m² | 5 m² / No / No | Yes (35 m²) | 10 148 000 CZK |
| NL-B212 | 2 + kitchenette | 1st floor | 43 m² | 46 m² | 6 m² / No / No | Yes (44 m²) | 9 737 000 CZK |
| NL-B213 | 2 + kitchenette | 1st floor | 46 m² | 49 m² | 5 m² / No / No | Yes (13 m²) | 10 420 000 CZK |
| NL-B214 | 3 + kitchenette | 1st floor | 68 m² | 74 m² | 29 m² / No / No | Yes (108 m²) | 15 148 000 CZK |
| NL-B215 | 2 + kitchen | 1st floor | 57 m² | 62 m² | No / 3 m² / No | No | 10 453 000 CZK |
| NL-B301 | 2 + kitchenette | 2nd floor | 45 m² | 48 m² | No / 4 m² / No | No | RESERVED |
| NL-B302 | 2 + kitchenette | 2nd floor | 45 m² | 48 m² | No / 10 m² / No | No | 10 210 000 CZK |
| NL-B303 | 1 + kitchenette | 2nd floor | 26 m² | 28 m² | No / 5 m² / No | No | RESERVED |
| NL-B304 | 1 + kitchenette | 2nd floor | 26 m² | 28 m² | No / 5 m² / No | No | RESERVED |
| NL-B305 | 1 + kitchenette | 2nd floor | 26 m² | 28 m² | No / 6 m² / No | No | RESERVED |
| NL-B306 | 2 + kitchenette | 2nd floor | 43 m² | 46 m² | No / 8 m² / No | No | RESERVED |
| NL-B307 | 1 + kitchenette | 2nd floor | 26 m² | 28 m² | No / 5 m² / No | No | RESERVED |
| NL-B308 | 1 + kitchenette | 2nd floor | 26 m² | 28 m² | No / 5 m² / No | No | RESERVED |
| NL-B309 | 1 + kitchenette | 2nd floor | 26 m² | 28 m² | No / 6 m² / No | No | RESERVED |
| NL-B310 | 2 + kitchenette | 2nd floor | 48 m² | 52 m² | No / 11 m² / No | No | 10 507 000 CZK |
| NL-B311 | 2 + kitchenette | 2nd floor | 47 m² | 51 m² | No / 4 m² / No | No | 9 656 000 CZK |
| NL-B312 | 2 + kitchenette | 2nd floor | 43 m² | 46 m² | No / 4 m² / No | No | RESERVED |
| NL-B313 | 2 + kitchenette | 2nd floor | 46 m² | 49 m² | No / Yes / No | No | RESERVED |
| NL-B314 | 3 + kitchenette | 2nd floor | 68 m² | 74 m² | No / 5 m² / No | No | 13 933 000 CZK |
| NL-B315 | 2 + kitchen | 1st floor | 57 m² | 62 m² | No / 3 m² / No | No | 10 618 000 CZK |
| NL-B401 | 2 + kitchenette | 3rd floor | 45 m² | 48 m² | No / 4 m² / No | No | 9 397 000 CZK |
| NL-B402 | 1 + kitchenette | 3rd floor | 25 m² | 27 m² | No / 4 m² / No | No | RESERVED |
| NL-B403 | 2 + kitchenette | 3rd floor | 45 m² | 48 m² | No / 10 m² / No | No | 10 228 000 CZK |
| NL-B404 | 1 + kitchenette | 3rd floor | 26 m² | 28 m² | No / 6 m² / No | No | 6 738 000 CZK |
| NL-B405 | 1 + kitchenette | 3rd floor | 26 m² | 28 m² | No / 6 m² / No | No | 6 791 000 CZK |
| NL-B406 | 1 + kitchenette | 3rd floor | 26 m² | 28 m² | No / 5 m² / No | No | 6 537 000 CZK |
| NL-B407 | 2 + kitchenette | 3rd floor | 43 m² | 46 m² | No / 7 m² / No | No | 9 725 000 CZK |
| NL-B408 | 1 + kitchenette | 3rd floor | 26 m² | 28 m² | No / 6 m² / No | No | 6 635 000 CZK |
| NL-B409 | 1 + kitchenette | 3rd floor | 26 m² | 28 m² | No / 6 m² / No | No | 6 671 000 CZK |
| NL-B410 | 1 + kitchenette | 3rd floor | 26 m² | 28 m² | No / 4 m² / No | No | 6 497 000 CZK |
| NL-B411 | 2 + kitchenette | 3rd floor | 48 m² | 52 m² | No / 10 m² / No | No | 10 439 000 CZK |
| NL-B412 | 2 + kitchenette | 3rd floor | 48 m² | 51 m² | No / 4 m² / No | No | 9 706 000 CZK |
| NL-B413 | 2 + kitchenette | 3rd floor | 43 m² | 46 m² | No / 4 m² / No | No | 9 228 000 CZK |
| NL-B414 | 2 + kitchenette | 3rd floor | 47 m² | 49 m² | No / 4 m² / No | No | 9 802 000 CZK |