Luxent | Exclusive Properties

26 m² | Na kopečku, Praha 8 | Reserved

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**NL-B204**	Price	**Reserved**
Address	**Na kopečku, Praha 8**	Type	**Apartments**
Disposition	**1 + kitchenette**	Usable area	**26 m²**
Offer status	**Reserved**	Floor area	**28 m²**
Energy performance of the building	**B - Very economical**	Floor	**1st floor**
Balcony	**6 m²**		

About real estate

We offer for sale a 1+kt apartment with a floor area of 27.6 sqm and a balcony of 6.2 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	SOLD
NL-A205	2 + kitchenette	1st floor	50 m²	52 m²	No / 16 m² / No	No	10 750 000 CZK
NL-A206	1 + kitchenette	1st floor	26 m²	28 m²	No / 6 m² / No	No	SOLD
NL-A207	1 + kitchenette	1st floor	26 m²	28 m²	No / 6 m² / No	No	SOLD
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	SOLD
NL-A210	1 + kitchenette	1st floor	26 m²	28 m²	No / 5 m² / No	No	SOLD
NL-A211	1 + kitchenette	1st floor	26 m²	28 m²	No / 5 m² / No	No	SOLD
NL-A212	1 + kitchenette	1st floor	26 m²	28 m²	No / 6 m² / No	No	SOLD
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	9 890 000 CZK
NL-A215	2 + kitchenette	1st floor	45 m²	48 m²	No / 4 m² / No	No	SOLD
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	RESERVED
NL-A303	2 + kitchenette	2nd floor	47 m²	50 m²	No / 4 m² / No	No	SOLD
NL-A304	1 + kitchenette	2nd floor	26 m²	28 m²	No / 3 m² / No	No	SOLD
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	SOLD
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	SOLD
NL-A312	1 + kitchenette	2nd floor	26 m²	28 m²	No / 6 m² / No	No	SOLD
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	9 990 000 CZK
NL-A315	2 + kitchenette	2nd floor	45 m²	48 m²	No / 4 m² / No	No	SOLD
NL-A401	1 + kitchenette	3rd floor	25 m²	27 m²	No / 6 m² / No	No	RESERVED
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	RESERVED
NL-A405	1 + kitchenette	3rd floor	26 m²	29 m²	No / 3 m² / No	No	SOLD
NL-A406	2 + kitchenette	3rd floor	50 m²	52 m²	No / 16 m² / No	No	10 980 000 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	6 647 000 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	SOLD
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	SOLD
NL-B208	1 + kitchenette	1st floor	26 m²	28 m²	No / No / No	No	SOLD
NL-B209	1 + kitchenette	1st floor	26 m²	28 m²	No / No / No	No	SOLD
NL-B210	2 + kitchenette	1st floor	48 m²	52 m²	No / 7 m² / No	No	9 697 000 CZK
NL-B211	2 + kitchenette	1st floor	48 m²	51 m²	5 m² / No / No	Yes (35 m²)	9 849 000 CZK
NL-B212	2 + kitchenette	1st floor	43 m²	46 m²	6 m² / No / No	Yes (44 m²)	9 490 000 CZK
NL-B213	2 + kitchenette	1st floor	46 m²	49 m²	5 m² / No / No	Yes (13 m²)	10 190 000 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	10 140 000 CZK
NL-B301	2 + kitchenette	2nd floor	45 m²	48 m²	No / 4 m² / No	No	SOLD
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	SOLD
NL-B305	1 + kitchenette	2nd floor	26 m²	28 m²	No / 6 m² / No	No	SOLD
NL-B306	2 + kitchenette	2nd floor	43 m²	46 m²	No / 8 m² / No	No	SOLD
NL-B307	1 + kitchenette	2nd floor	26 m²	28 m²	No / 5 m² / No	No	SOLD
NL-B308	1 + kitchenette	2nd floor	26 m²	28 m²	No / 5 m² / No	No	SOLD
NL-B309	1 + kitchenette	2nd floor	26 m²	28 m²	No / 6 m² / No	No	SOLD
NL-B310	2 + kitchenette	2nd floor	48 m²	52 m²	No / 11 m² / No	No	10 190 000 CZK
NL-B311	2 + kitchenette	2nd floor	47 m²	51 m²	No / 4 m² / No	No	9 370 000 CZK
NL-B312	2 + kitchenette	2nd floor	43 m²	46 m²	No / 4 m² / No	No	SOLD
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	10 290 000 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	SOLD
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	6 657 000 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	6 755 000 CZK
NL-B409	1 + kitchenette	3rd floor	26 m²	28 m²	No / 6 m² / No	No	6 791 000 CZK
NL-B410	1 + kitchenette	3rd floor	26 m²	28 m²	No / 4 m² / No	No	6 617 000 CZK
NL-B411	2 + kitchenette	3rd floor	48 m²	52 m²	No / 10 m² / No	No	9 998 000 CZK
NL-B412	2 + kitchenette	3rd floor	48 m²	51 m²	No / 4 m² / No	No	9 420 000 CZK
NL-B413	2 + kitchenette	3rd floor	43 m²	46 m²	No / 4 m² / No	No	RESERVED
NL-B414	2 + kitchenette	3rd floor	47 m²	49 m²	No / 4 m² / No	No	9 490 000 CZK