



45 m<sup>2</sup> Na kopečku, Praha 8 9 965 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**

[prodej@nearliving.cz](mailto:prodej@nearliving.cz)

+420 730 519 958

|              |                            |                                    |                            |
|--------------|----------------------------|------------------------------------|----------------------------|
| Order number | <b>NL-A416</b>             | Price                              | <b>9 965 000 CZK</b>       |
| Address      | <b>Na kopečku, Praha 8</b> | Type                               | <b>Apartments</b>          |
| Disposition  | <b>2 + kitchenette</b>     | Usable area                        | <b>45 m<sup>2</sup></b>    |
| Floor area   | <b>48 m<sup>2</sup></b>    | Energy performance of the building | <b>B - Very economical</b> |
| Floor        | <b>3rd floor</b>           | Balcony                            | <b>4 m<sup>2</sup></b>     |
| Cellar       | <b>Yes</b>                 |                                    |                            |

## About real estate

We offer for sale a 2+kt apartment with a floor area of 47,6 sqm and a 4 sqm balcony 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 order | Layout          | Floor     | Usable area       | Living area       | Terrace / Balcony / Loggia  | Garden | Price          |
|-----------|-----------------|-----------|-------------------|-------------------|-----------------------------|--------|----------------|
| NL-A201   | 3 + kitchenette | 1st floor | 70 m <sup>2</sup> | 76 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No     | 13 903 000 CZK |
| NL-A202   | 2 + kitchenette | 1st floor | 53 m <sup>2</sup> | 56 m <sup>2</sup> | No / 12 m <sup>2</sup> / No | No     | 10 940 000 CZK |
| NL-A203   | 2 + kitchenette | 1st floor | 47 m <sup>2</sup> | 50 m <sup>2</sup> | No / 4 m <sup>2</sup> / No  | No     | 10 148 000 CZK |
| NL-A204   | 1 + kitchenette | 1st floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 3 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A205   | 2 + kitchenette | 1st floor | 50 m <sup>2</sup> | 52 m <sup>2</sup> | No / 16 m <sup>2</sup> / No | No     | 11 162 000 CZK |
| NL-A206   | 1 + kitchenette | 1st floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A207   | 1 + kitchenette | 1st floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A208   | 2 + kitchenette | 1st floor | 46 m <sup>2</sup> | 49 m <sup>2</sup> | No / 9 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A209   | 1 + kitchenette | 1st floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A210   | 1 + kitchenette | 1st floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 5 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A211   | 1 + kitchenette | 1st floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 5 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A212   | 1 + kitchenette | 1st floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A213   | 2 + kitchenette | 1st floor | 45 m <sup>2</sup> | 48 m <sup>2</sup> | No / 10 m <sup>2</sup> / No | No     | 10 190 000 CZK |
| NL-A214   | 2 + kitchen     | 1st floor | 50 m <sup>2</sup> | 56 m <sup>2</sup> | No / 8 m <sup>2</sup> / No  | No     | 10 239 000 CZK |
| NL-A215   | 2 + kitchenette | 1st floor | 45 m <sup>2</sup> | 48 m <sup>2</sup> | No / 4 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A301   | 3 + kitchenette | 2nd floor | 70 m <sup>2</sup> | 76 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No     | 14 071 000 CZK |
| NL-A302   | 2 + kitchenette | 2nd floor | 53 m <sup>2</sup> | 56 m <sup>2</sup> | No / 12 m <sup>2</sup> / No | No     | SOLD           |
| NL-A303   | 2 + kitchenette | 2nd floor | 47 m <sup>2</sup> | 50 m <sup>2</sup> | No / 4 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A304   | 1 + kitchenette | 2nd floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 3 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A305   | 2 + kitchenette | 2nd floor | 50 m <sup>2</sup> | 52 m <sup>2</sup> | No / 16 m <sup>2</sup> / No | No     | SOLD           |
| NL-A306   | 1 + kitchenette | 2nd floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 5 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A307   | 1 + kitchenette | 2nd floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A308   | 2 + kitchenette | 2nd floor | 46 m <sup>2</sup> | 49 m <sup>2</sup> | No / 8 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A309   | 1 + kitchenette | 2nd floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 5 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A310   | 1 + kitchenette | 2nd floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A311   | 1 + kitchenette | 2nd floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A312   | 1 + kitchenette | 2nd floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A313   | 2 + kitchenette | 2nd floor | 45 m <sup>2</sup> | 48 m <sup>2</sup> | No / 10 m <sup>2</sup> / No | No     | 10 333 000 CZK |
| NL-A314   | 2 + kitchen     | 2nd floor | 50 m <sup>2</sup> | 56 m <sup>2</sup> | No / 8 m <sup>2</sup> / No  | No     | 10 241 000 CZK |
| NL-A315   | 2 + kitchenette | 2nd floor | 45 m <sup>2</sup> | 48 m <sup>2</sup> | No / 4 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A401   | 1 + kitchenette | 3rd floor | 25 m <sup>2</sup> | 27 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No     | RESERVED       |
| NL-A402   | 3 + kitchenette | 3rd floor | 68 m <sup>2</sup> | 73 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No     | 14 241 000 CZK |
| NL-A403   | 1 + kitchenette | 3rd floor | 29 m <sup>2</sup> | 31 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A404   | 2 + kitchenette | 3rd floor | 47 m <sup>2</sup> | 50 m <sup>2</sup> | No / 4 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A405   | 1 + kitchenette | 3rd floor | 26 m <sup>2</sup> | 29 m <sup>2</sup> | No / 3 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A406   | 2 + kitchenette | 3rd floor | 50 m <sup>2</sup> | 52 m <sup>2</sup> | No / 16 m <sup>2</sup> / No | No     | 11 563 000 CZK |
| NL-A407   | 1 + kitchenette | 3rd floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 5 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A408   | 1 + kitchenette | 3rd floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A409   | 2 + kitchenette | 3rd floor | 46 m <sup>2</sup> | 49 m <sup>2</sup> | No / 9 m <sup>2</sup> / No  | No     | RESERVED       |
| NL-A410   | 1 + kitchenette | 3rd floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A411   | 1 + kitchenette | 3rd floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 5 m <sup>2</sup> / No  | No     | RESERVED       |
| NL-A412   | 1 + kitchenette | 3rd floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 5 m <sup>2</sup> / No  | No     | RESERVED       |
| NL-A413   | 1 + kitchenette | 3rd floor | 26 m <sup>2</sup> | 28 m <sup>2</sup> | No / 6 m <sup>2</sup> / No  | No     | SOLD           |
| NL-A414   | 2 + kitchenette | 3rd floor | 45 m <sup>2</sup> | 48 m <sup>2</sup> | No / 10 m <sup>2</sup> / No | No     | SOLD           |
| NL-A415   | 1 + kitchenette | 3rd floor | 25 m <sup>2</sup> | 28 m <sup>2</sup> | No / 4 m <sup>2</sup> / No  | No     | 6 662 000 CZK  |
| NL-A416   | 2 + kitchenette | 3rd floor | 45 m <sup>2</sup> | 48 m <sup>2</sup> | No / 4 m <sup>2</sup> / No  | No     | 9 965 000 CZK  |

| The order | Layout          | Floor        | Usable area        | Living area        | Terrace / Balcony / Loggia  | Garden                    | Price          |
|-----------|-----------------|--------------|--------------------|--------------------|-----------------------------|---------------------------|----------------|
| NL-AR01   | Bussiness Units | ground floor | 117 m <sup>2</sup> | 117 m <sup>2</sup> | No / No / No                | No                        | 11 980 000 CZK |
| NL-AR02   | Commercial unit | ground floor | 179 m <sup>2</sup> | 179 m <sup>2</sup> | No / No / No                | No                        | 18 490 000 CZK |
| NL-B201   | 2 + kitchenette | 1st floor    | 45 m <sup>2</sup>  | 48 m <sup>2</sup>  | No / 4 m <sup>2</sup> / No  | No                        | RESERVED       |
| NL-B202   | 2 + kitchenette | 1st floor    | 45 m <sup>2</sup>  | 48 m <sup>2</sup>  | No / 10 m <sup>2</sup> / No | No                        | 10 129 000 CZK |
| NL-B203   | 1 + kitchenette | 1st floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / 6 m <sup>2</sup> / No  | No                        | SOLD           |
| NL-B204   | 1 + kitchenette | 1st floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / 6 m <sup>2</sup> / No  | No                        | SOLD           |
| NL-B205   | 1 + kitchenette | 1st floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / 5 m <sup>2</sup> / No  | No                        | SOLD           |
| NL-B206   | 2 + kitchenette | 1st floor    | 43 m <sup>2</sup>  | 46 m <sup>2</sup>  | No / 7 m <sup>2</sup> / No  | No                        | 9 899 000 CZK  |
| NL-B207   | 1 + kitchenette | 1st floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / 5 m <sup>2</sup> / No  | No                        | SOLD           |
| NL-B208   | 1 + kitchenette | 1st floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / No / No                | No                        | SOLD           |
| NL-B209   | 1 + kitchenette | 1st floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / No / No                | No                        | SOLD           |
| NL-B210   | 2 + kitchenette | 1st floor    | 48 m <sup>2</sup>  | 52 m <sup>2</sup>  | No / 7 m <sup>2</sup> / No  | No                        | 10 187 000 CZK |
| NL-B211   | 2 + kitchenette | 1st floor    | 48 m <sup>2</sup>  | 51 m <sup>2</sup>  | 5 m <sup>2</sup> / No / No  | Yes (35 m <sup>2</sup> )  | RESERVED       |
| NL-B212   | 2 + kitchenette | 1st floor    | 43 m <sup>2</sup>  | 46 m <sup>2</sup>  | 6 m <sup>2</sup> / No / No  | Yes (44 m <sup>2</sup> )  | RESERVED       |
| NL-B213   | 2 + kitchenette | 1st floor    | 46 m <sup>2</sup>  | 49 m <sup>2</sup>  | 5 m <sup>2</sup> / No / No  | Yes (13 m <sup>2</sup> )  | 10 190 000 CZK |
| NL-B214   | 3 + kitchenette | 1st floor    | 68 m <sup>2</sup>  | 74 m <sup>2</sup>  | 29 m <sup>2</sup> / No / No | Yes (108 m <sup>2</sup> ) | RESERVED       |
| NL-B215   | 2 + kitchen     | 1st floor    | 57 m <sup>2</sup>  | 62 m <sup>2</sup>  | No / 3 m <sup>2</sup> / No  | No                        | RESERVED       |
| NL-B301   | 2 + kitchenette | 2nd floor    | 45 m <sup>2</sup>  | 48 m <sup>2</sup>  | No / 4 m <sup>2</sup> / No  | No                        | SOLD           |
| NL-B302   | 2 + kitchenette | 2nd floor    | 45 m <sup>2</sup>  | 48 m <sup>2</sup>  | No / 10 m <sup>2</sup> / No | No                        | 10 272 000 CZK |
| NL-B303   | 1 + kitchenette | 2nd floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / 5 m <sup>2</sup> / No  | No                        | SOLD           |
| NL-B304   | 1 + kitchenette | 2nd floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / 5 m <sup>2</sup> / No  | No                        | SOLD           |
| NL-B305   | 1 + kitchenette | 2nd floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / 6 m <sup>2</sup> / No  | No                        | SOLD           |
| NL-B306   | 2 + kitchenette | 2nd floor    | 43 m <sup>2</sup>  | 46 m <sup>2</sup>  | No / 8 m <sup>2</sup> / No  | No                        | SOLD           |
| NL-B307   | 1 + kitchenette | 2nd floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / 5 m <sup>2</sup> / No  | No                        | SOLD           |
| NL-B308   | 1 + kitchenette | 2nd floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / 5 m <sup>2</sup> / No  | No                        | SOLD           |
| NL-B309   | 1 + kitchenette | 2nd floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / 6 m <sup>2</sup> / No  | No                        | SOLD           |
| NL-B310   | 2 + kitchenette | 2nd floor    | 48 m <sup>2</sup>  | 52 m <sup>2</sup>  | No / 11 m <sup>2</sup> / No | No                        | 10 342 000 CZK |
| NL-B311   | 2 + kitchenette | 2nd floor    | 47 m <sup>2</sup>  | 51 m <sup>2</sup>  | No / 4 m <sup>2</sup> / No  | No                        | 9 984 000 CZK  |
| NL-B312   | 2 + kitchenette | 2nd floor    | 43 m <sup>2</sup>  | 46 m <sup>2</sup>  | No / 4 m <sup>2</sup> / No  | No                        | SOLD           |
| NL-B313   | 2 + kitchenette | 2nd floor    | 46 m <sup>2</sup>  | 49 m <sup>2</sup>  | No / Yes / No               | No                        | SOLD           |
| NL-B314   | 3 + kitchenette | 2nd floor    | 68 m <sup>2</sup>  | 74 m <sup>2</sup>  | No / 5 m <sup>2</sup> / No  | No                        | 13 978 000 CZK |
| NL-B315   | 2 + kitchen     | 1st floor    | 57 m <sup>2</sup>  | 62 m <sup>2</sup>  | No / 3 m <sup>2</sup> / No  | No                        | RESERVED       |
| NL-B401   | 2 + kitchenette | 3rd floor    | 45 m <sup>2</sup>  | 48 m <sup>2</sup>  | No / 4 m <sup>2</sup> / No  | No                        | RESERVED       |
| NL-B402   | 1 + kitchenette | 3rd floor    | 25 m <sup>2</sup>  | 27 m <sup>2</sup>  | No / 4 m <sup>2</sup> / No  | No                        | SOLD           |
| NL-B403   | 2 + kitchenette | 3rd floor    | 45 m <sup>2</sup>  | 48 m <sup>2</sup>  | No / 10 m <sup>2</sup> / No | No                        | 10 414 000 CZK |
| NL-B404   | 1 + kitchenette | 3rd floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / 6 m <sup>2</sup> / No  | No                        | RESERVED       |
| NL-B405   | 1 + kitchenette | 3rd floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / 6 m <sup>2</sup> / No  | No                        | 6 791 000 CZK  |
| NL-B406   | 1 + kitchenette | 3rd floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / 5 m <sup>2</sup> / No  | No                        | RESERVED       |
| NL-B407   | 2 + kitchenette | 3rd floor    | 43 m <sup>2</sup>  | 46 m <sup>2</sup>  | No / 7 m <sup>2</sup> / No  | No                        | RESERVED       |
| NL-B408   | 1 + kitchenette | 3rd floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / 6 m <sup>2</sup> / No  | No                        | RESERVED       |
| NL-B409   | 1 + kitchenette | 3rd floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / 6 m <sup>2</sup> / No  | No                        | RESERVED       |
| NL-B410   | 1 + kitchenette | 3rd floor    | 26 m <sup>2</sup>  | 28 m <sup>2</sup>  | No / 4 m <sup>2</sup> / No  | No                        | RESERVED       |
| NL-B411   | 2 + kitchenette | 3rd floor    | 48 m <sup>2</sup>  | 52 m <sup>2</sup>  | No / 10 m <sup>2</sup> / No | No                        | RESERVED       |
| NL-B412   | 2 + kitchenette | 3rd floor    | 48 m <sup>2</sup>  | 51 m <sup>2</sup>  | No / 4 m <sup>2</sup> / No  | No                        | 10 136 000 CZK |
| NL-B413   | 2 + kitchenette | 3rd floor    | 43 m <sup>2</sup>  | 46 m <sup>2</sup>  | No / 4 m <sup>2</sup> / No  | No                        | RESERVED       |
| NL-B414   | 2 + kitchenette | 3rd floor    | 47 m <sup>2</sup>  | 49 m <sup>2</sup>  | No / 4 m <sup>2</sup> / No  | No                        | 9 927 000 CZK  |
| NL-B415   | 3 + kitchenette | 3rd floor    | 68 m <sup>2</sup>  | 74 m <sup>2</sup>  | No / 5 m <sup>2</sup> / No  | No                        | 14 170 000 CZK |

| The order | Layout          | Floor        | Usable area        | Living area        | Terrace / Balcony / Loggia | Garden | Price          |
|-----------|-----------------|--------------|--------------------|--------------------|----------------------------|--------|----------------|
| NL-B416   | 2 + kitchen     | 3rd floor    | 58 m <sup>2</sup>  | 62 m <sup>2</sup>  | No / 3 m <sup>2</sup> / No | No     | RESERVED       |
| NL-BR01   | Offices         | ground floor | 127 m <sup>2</sup> | 127 m <sup>2</sup> | No / No / No               | No     | 12 980 000 CZK |
| NL-BR02   | Bussiness Units | ground floor | 55 m <sup>2</sup>  | 55 m <sup>2</sup>  | No / No / No               | No     | 5 970 000 CZK  |
| NL-BR03   | Bussiness Units | ground floor | 126 m <sup>2</sup> | 126 m <sup>2</sup> | No / No / No               | No     | 12 490 000 CZK |