



47 m<sup>2</sup> | Na kopečku, Praha 8 | 9 700 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**

prodej@nearliving.cz

+420 730 519 958

Order number	<b>NL-A203</b>	Price	<b>9 700 000 CZK</b>
Address	<b>Na kopečku, Praha 8</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>47 m<sup>2</sup></b>
Floor area	<b>50 m<sup>2</sup></b>	Energy performance of the building	<b>B - Very economical</b>
Floor	<b>1st floor</b>	Balcony	<b>4 m<sup>2</sup></b>
Cellar	<b>3 m<sup>2</sup></b>		

## About real estate

We are offering for sale a 2+kt apartment with a floor area of 56 sqm and a 5.9 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	13 822 000 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	9 700 000 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	10 750 000 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	9 978 000 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	9 890 000 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	13 990 000 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	10 110 000 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	9 990 000 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	14 215 000 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	10 980 000 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	10 146 000 CZK
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	6 382 000 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	9 408 000 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		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	9 232 000 CZK
NL-B202	2 + kitchenette	1st floor	45 m <sup>2</sup>	48 m <sup>2</sup>	No / 10 m <sup>2</sup> / No	No	9 984 000 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	9 587 000 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	9 697 000 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> )	9 849 000 CZK
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> )	9 490 000 CZK
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> )	15 148 000 CZK
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	10 210 000 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	10 190 000 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	9 370 000 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	13 933 000 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	9 397 000 CZK
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	10 228 000 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	6 738 000 CZK
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	9 725 000 CZK
NL-B408	1 + kitchenette	3rd floor	26 m <sup>2</sup>	28 m <sup>2</sup>	No / 6 m <sup>2</sup> / No	No	6 755 000 CZK
NL-B409	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-B410	1 + kitchenette	3rd floor	26 m <sup>2</sup>	28 m <sup>2</sup>	No / 4 m <sup>2</sup> / No	No	6 617 000 CZK
NL-B411	2 + kitchenette	3rd floor	48 m <sup>2</sup>	52 m <sup>2</sup>	No / 10 m <sup>2</sup> / No	No	9 998 000 CZK
NL-B412	2 + kitchenette	3rd floor	48 m <sup>2</sup>	51 m <sup>2</sup>	No / 4 m <sup>2</sup> / No	No	9 420 000 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	9 228 000 CZK
NL-B414	2 + kitchenette	3rd floor	47 m <sup>2</sup>	49 m <sup>2</sup>	No / 4 m <sup>2</sup> / No	No	9 490 000 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	14 144 000 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	Business 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