



🏠 22 m<sup>2</sup> 📄 Kladno, Rozdělov, Central Bohemia 🗄️ Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**  
SENIOR SALES SPECIALIST

[zdenek.jemelik@luxent.cz](mailto:zdenek.jemelik@luxent.cz)

+420 720 310 300

|                                    |  |            |                     |
|------------------------------------|--|------------|---------------------|
| Order number                       | <b>NC-C107</b>                           | Price      | <b>Reserved</b>     |
| Address                            | <b>Kladno, Rozdělov, Central Bohemia</b> | Type       | <b>Offices</b>      |
| Usable area                        | <b>22 m<sup>2</sup></b>                  | Parking    | <b>No</b>           |
| Offer status                       | <b>Reserved</b>                          | Low energy | <b>Yes</b>          |
| Energy performance of the building | <b>A - Extremely economical</b>          | Floor      | <b>ground floor</b> |
| Number of floors                   | <b>5</b>                                 |            |                     |

## About real estate

We offer for sale a commercial unit with a usable area of 22.37 sqm in an extremely economical development project Nová Cihelna Kladno, located in the urban area of Kladno - Rozdělov.

The non-residential space is situated on the 1st floor of the new building, sold in Shell & Core condition, which will allow you to complete and approve the premises completely according to your own requirements. The building will have a total of 7 commercial units of 22-159 sqm. The price includes VAT (21%, possible deduction).

Nová Cihelna is a development project that not only combines the latest technology, sustainability and architecture, but also provides its users with a connection and close contact with nature, the surrounding greenery and common space. The Kladno - Rozdělov urban district is the best place to live with nature within easy reach and at the same time a perfect connection to Prague.

The Energy Class A project emphasizes low-energy operation and sustainability. It includes heating with an air-to-water heat pump, underfloor heating with aftercooling, controlled ventilation with heat recovery and an efficient water solution. It will also include PV on the roofs and large-format windows with insulating glazing for plenty of natural light. The main focus is on originality, functionality and aesthetics. The whole complex is adapted for wheelchair accessibility including lifts.

The location of the project allows excellent connections to Prague - by car thanks to the D6 motorway, by bus thanks to the direct connection to Zličín or by train to the centre of Prague thanks to the planned rapid transit. Prague's Zličín is accessible by car in 20 minutes, near the house public transport stop Kladno, Rozdělov with a direct connection to Zličín. In the immediate vicinity of the project there are all civic amenities. Schools and kindergartens, restaurants, cafes, shopping centers, regional hospital. The surrounding beautiful nature and sports facilities offer opportunities for various sports activities and hiking or cycling trips.

The developer of the project is Pierre Grafen a.s.

| The order | Floor        | Usable area        | Parking  | Price         |
|-----------|--------------|--------------------|----------|---------------|
| N7927     | ground floor | 82 m <sup>2</sup>  | No       | 366 CZK       |
| N7929     | ground floor | 45 m <sup>2</sup>  | No       | 366 CZK       |
| N7930     | ground floor | 159 m <sup>2</sup> | No       | 366 CZK       |
| N7931     | ground floor | 70 m <sup>2</sup>  | No       | 366 CZK       |
| N7932     | ground floor | 46 m <sup>2</sup>  | No       | 366 CZK       |
| NC-A111   | ground floor | 62 m <sup>2</sup>  | Yes      | 7 777 600 CZK |
| NC-A112   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | 8 681 793 CZK |
| NC-A113   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | 8 837 700 CZK |
| NC-A114   | ground floor | 35 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A121   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A122   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A123   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A124   | 1st floor    | 61 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A131   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A132   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A133   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | 9 449 570 CZK |
| NC-A134   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A141   | 3rd floor    | 114 m <sup>2</sup> | Yes (1x) | SOLD          |
| NC-A142   | 3rd floor    | 65 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A211   | ground floor | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A212   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | 8 989 020 CZK |
| NC-A213   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A214   | ground floor | 35 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A221   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A222   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A223   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A224   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A231   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A232   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD          |

| The order | Floor        | Usable area        | Parking  | Price         |
|-----------|--------------|--------------------|----------|---------------|
| NC-A233   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A234   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A311   | ground floor | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A312   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A313   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A314   | ground floor | 35 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A321   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A322   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A323   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A324   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A331   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A332   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A333   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A334   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B111   | ground floor | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B112   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | RESERVED      |
| NC-B113   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B114   | ground floor | 35 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B121   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B122   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B123   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B124   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B131   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B132   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B133   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B134   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B141   | 3rd floor    | 114 m <sup>2</sup> | Yes (1x) | SOLD          |
| NC-B142   | 3rd floor    | 65 m <sup>2</sup>  | Yes (1x) | 7 990 000 CZK |
| NC-B211   | ground floor | 62 m <sup>2</sup>  | Yes (1x) | RESERVED      |
| NC-B212   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | 8 691 360 CZK |

| The order | Floor        | Usable area        | Parking  | Price          |
|-----------|--------------|--------------------|----------|----------------|
| NC-B213   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B214   | ground floor | 35 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B221   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B222   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B223   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B224   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B231   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B232   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B233   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B234   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-C101   | ground floor | 70 m <sup>2</sup>  | No       | 5 951 020 CZK  |
| NC-C102   | ground floor | 46 m <sup>2</sup>  | No       | 4 196 120 CZK  |
| NC-C103   | ground floor | 82 m <sup>2</sup>  | No       | 7 319 360 CZK  |
| NC-C104   | ground floor | 82 m <sup>2</sup>  | No       | 7 339 830 CZK  |
| NC-C105   | ground floor | 45 m <sup>2</sup>  | No       | 4 164 840 CZK  |
| NC-C106   | ground floor | 159 m <sup>2</sup> | No       | 12 913 830 CZK |
| NC-C107   | ground floor | 22 m <sup>2</sup>  | No       | RESERVED       |
| NC-C201   | 1st floor    | 71 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-C202   | 1st floor    | 35 m <sup>2</sup>  | No       | SOLD           |
| NC-C203   | 1st floor    | 59 m <sup>2</sup>  | Yes (1x) | 6 900 930 CZK  |
| NC-C204   | 1st floor    | 37 m <sup>2</sup>  | No       | SOLD           |
| NC-C205   | 1st floor    | 37 m <sup>2</sup>  | No       | 4 821 440 CZK  |
| NC-C206   | 1st floor    | 68 m <sup>2</sup>  | Yes (1x) | 7 822 930 CZK  |
| NC-C207   | 1st floor    | 68 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-C208   | 1st floor    | 37 m <sup>2</sup>  | No       | 4 823 620 CZK  |
| NC-C209   | 1st floor    | 37 m <sup>2</sup>  | No       | RESERVED       |
| NC-C210   | 1st floor    | 59 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-C211   | 1st floor    | 35 m <sup>2</sup>  | No       | SOLD           |
| NC-C212   | 1st floor    | 71 m <sup>2</sup>  | Yes (1x) | 8 115 250 CZK  |
| NC-C301   | 2nd floor    | 71 m <sup>2</sup>  | Yes (1x) | 8 339 650 CZK  |

| The order | Floor     | Usable area       | Parking  | Price          |
|-----------|-----------|-------------------|----------|----------------|
| NC-C302   | 2nd floor | 35 m <sup>2</sup> | No       | SOLD           |
| NC-C303   | 2nd floor | 59 m <sup>2</sup> | Yes (1x) | 7 068 460 CZK  |
| NC-C304   | 2nd floor | 37 m <sup>2</sup> | No       | 4 995 240 CZK  |
| NC-C305   | 2nd floor | 37 m <sup>2</sup> | No       | 5 005 450 CZK  |
| NC-C306   | 2nd floor | 68 m <sup>2</sup> | Yes      | 8 064 140 CZK  |
| NC-C307   | 2nd floor | 68 m <sup>2</sup> | Yes (1x) | 8 062 330 CZK  |
| NC-C308   | 2nd floor | 37 m <sup>2</sup> | No       | SOLD           |
| NC-C309   | 2nd floor | 37 m <sup>2</sup> | No       | 4 995 240 CZK  |
| NC-C310   | 2nd floor | 59 m <sup>2</sup> | Yes (1x) | SOLD           |
| NC-C311   | 2nd floor | 35 m <sup>2</sup> | No       | SOLD           |
| NC-C312   | 2nd floor | 71 m <sup>2</sup> | Yes (1x) | 8 364 670 CZK  |
| NC-C401   | 3rd floor | 71 m <sup>2</sup> | Yes (1x) | SOLD           |
| NC-C402   | 3rd floor | 35 m <sup>2</sup> | No       | SOLD           |
| NC-C403   | 3rd floor | 59 m <sup>2</sup> | Yes (1x) | 7 236 970 CZK  |
| NC-C404   | 3rd floor | 37 m <sup>2</sup> | No       | SOLD           |
| NC-C405   | 3rd floor | 37 m <sup>2</sup> | No       | RESERVED       |
| NC-C406   | 3rd floor | 68 m <sup>2</sup> | Yes (1x) | 8 206 870 CZK  |
| NC-C407   | 3rd floor | 68 m <sup>2</sup> | Yes (1x) | 8 206 870 CZK  |
| NC-C408   | 3rd floor | 37 m <sup>2</sup> | No       | SOLD           |
| NC-C409   | 3rd floor | 37 m <sup>2</sup> | No       | 5 073 800 CZK  |
| NC-C410   | 3rd floor | 59 m <sup>2</sup> | Yes (1x) | 7 258 260 CZK  |
| NC-C411   | 3rd floor | 35 m <sup>2</sup> | No       | SOLD           |
| NC-C412   | 3rd floor | 71 m <sup>2</sup> | Yes (1x) | SOLD           |
| NC-C501   | 4th floor | 98 m <sup>2</sup> | Yes (1x) | 11 624 320 CZK |
| NC-C502   | 4th floor | 97 m <sup>2</sup> | Yes (1x) | SOLD           |
| NC-C503   | 4th floor | 33 m <sup>2</sup> | Yes (1x) | RESERVED       |
| NC-C504   | 4th floor | 33 m <sup>2</sup> | No       | SOLD           |