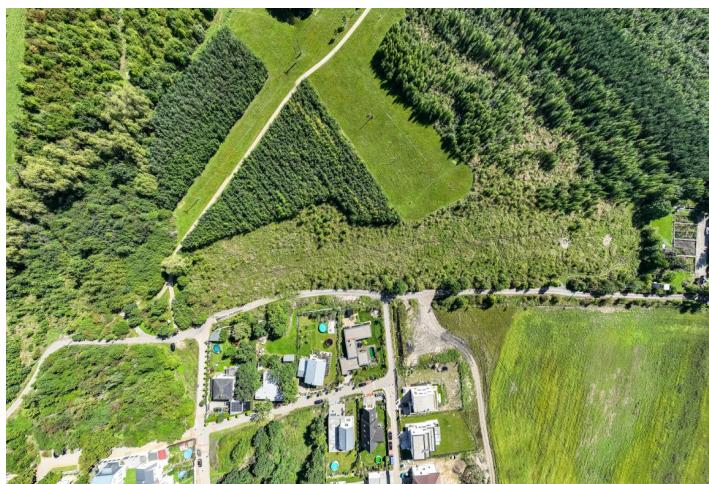




Land

13 322 m², Prague 9, Běchovice, Nad Rybníkem

€ 2 114 433 | CZK 53 400 000





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Price per sq. m.	4 008 CZK
Total area	13 322 m ²
Land type	Housing
Reference number	101569

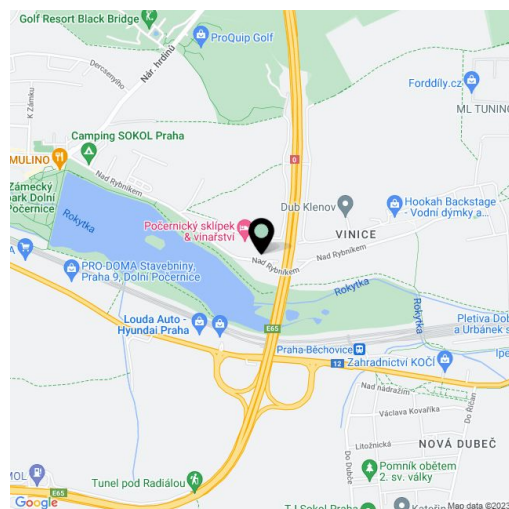
A set of plots with a total buildable area of approx. 5,050 sq. m. on the border of the Dolní Počernice and Běchovice districts. In the neighborhood of a development with the character of a garden city, in close proximity to a forest park, close to a train station with excellent connections to the center of Prague.

The complex located on a **southern slope** consists of three lots with a total area of 13,322 sq. m.. An area of approx. 5,050 sq. m. is included in the valid zoning plan as a **buildable area**, a functional area marked as "OB-B" (main use is housing).

The plots are currently **not hooked to utilities**, so it is necessary to extend the water supply and sewerage lines to the offered plots and add connections to it (the capacity appears to be sufficient). A data connection is via the road adjacent to the offered plots.

The nice area is immediately adjacent to the landscaped **Vinice forest park**, through which a footpath leads to the Praha-Běchovice Střed Railway Station. The Praha-Běchovice station is also within a short walking distance, and from there the ride to the **Masaryk Railway Station takes about 15 minutes**. Nearby is the large **Klánovice-Čihadla nature park and Počernický Pond** with a grassy beach. The center of the Běchovice district with a kindergarten and primary school, grocery store, post office, and restaurant is within walking distance. In addition to the train connection, there are also bus lines to the Depo Hostivař metro station, and by car you can immediately connect to the Prague Ring Road.

Total area 13,322 m², buildable area approx. 5,050 m².





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