



## Land

1 781 m<sup>2</sup>, Beroun, Zadní Třebaň, Pod Vrážkou

€ 655 542 | CZK 16 500 000





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Price per sq. m.	9 264 CZK
Total area	1 781 m <sup>2</sup>
Land type	Housing
Reference number	101898

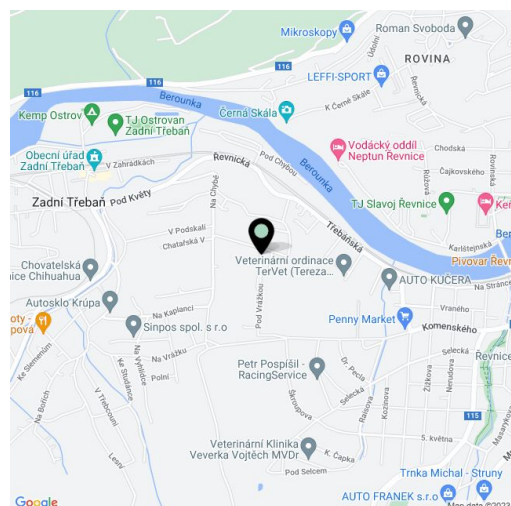
**This large building plot with breathtaking views of the Berounka valley and the green surroundings is located on a wonderfully quiet location on the eastern slope between Zadní Třebaň and Řevnice. Complete civic amenities within a short driving distance, excellent transport links with Prague by car and public transport.**

The almost regular **rectangular plot** has an area of **1,781 m<sup>2</sup>**, surrounded on both sides by only 2 modern family villas. The eastern border of the plot is lined with **thick bushes** forming a natural barrier, access to the plot is from the western side. In the access road there is a **network of electricity, sewerage and low-current networks**. The waste will be connected to the sewer via a transfer sump, an electricity kiosk is planned in a continuous fence line.

The regulation envisages a maximum **two-storey house**, which, however, can only have 1 above-ground floor above the road level. The offer includes an **architectural study** respecting the neighboring development. The characteristic element of the designed family house is **cedar wood** and a number of large **glazed areas**, the layout of windows and terraces is designed so that **sunlight** flows through the house as much as possible and the possibilities of views of the surrounding **natural scenery** are used to the maximum. A **wine cellar** with constant temperature and humidity, a **bicycle storage room** and a **garden house** with a **sauna** and a **hot tub** are also planned.

The village of Zadní Třebaň lies in the beautiful landscape of the **Berounka basin** between the **Hřebený Nature Park** and the **Český Karst PLA**. The location of the plot thus enables living in the middle of nature and at the same time within easy reach of everything you need. A kindergarten and elementary school, a supermarket, a restaurant, a microbrewery, a riding club or a cinema are a few minutes' drive away. Prague is excellently accessible within a few minutes by suburban train, and by car it is possible to quickly connect to the D4 highway.

Total area 1,781 m<sup>2</sup>.





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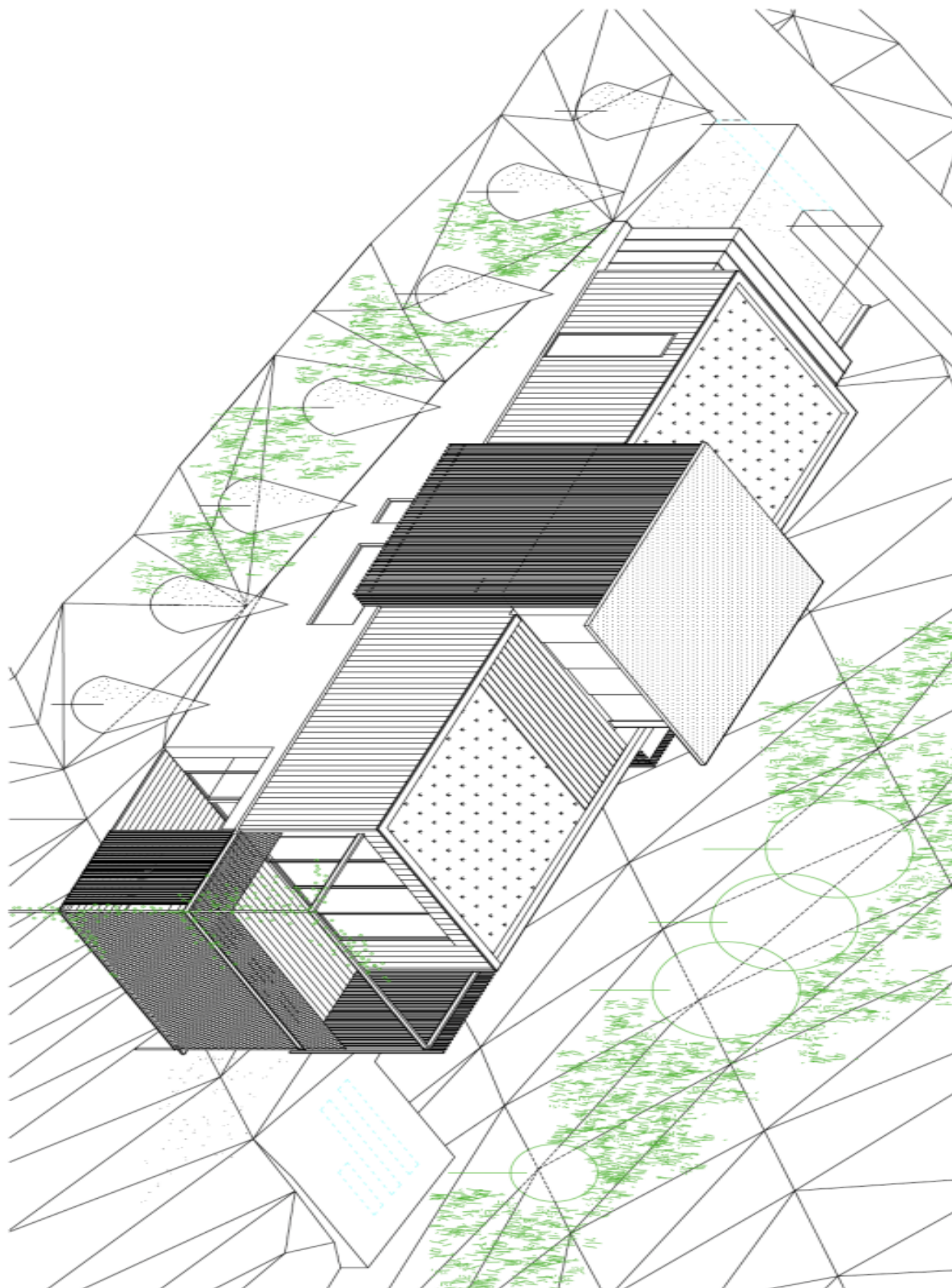




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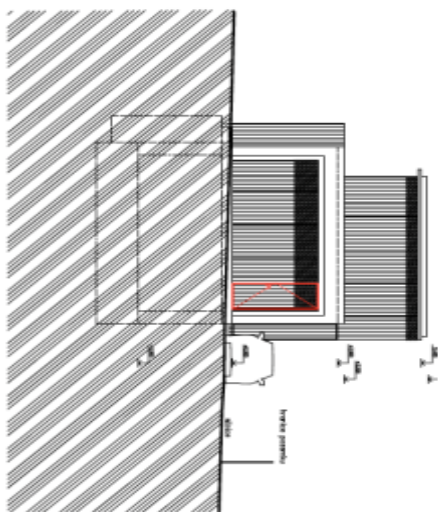
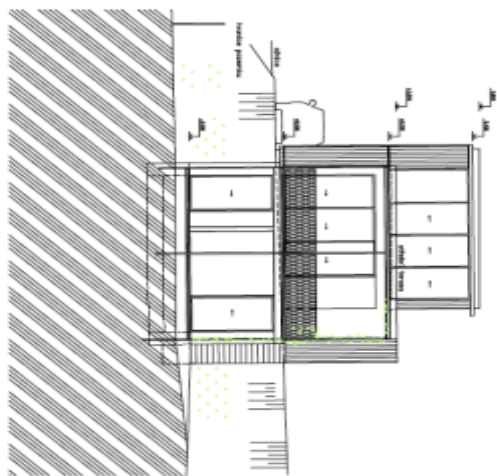
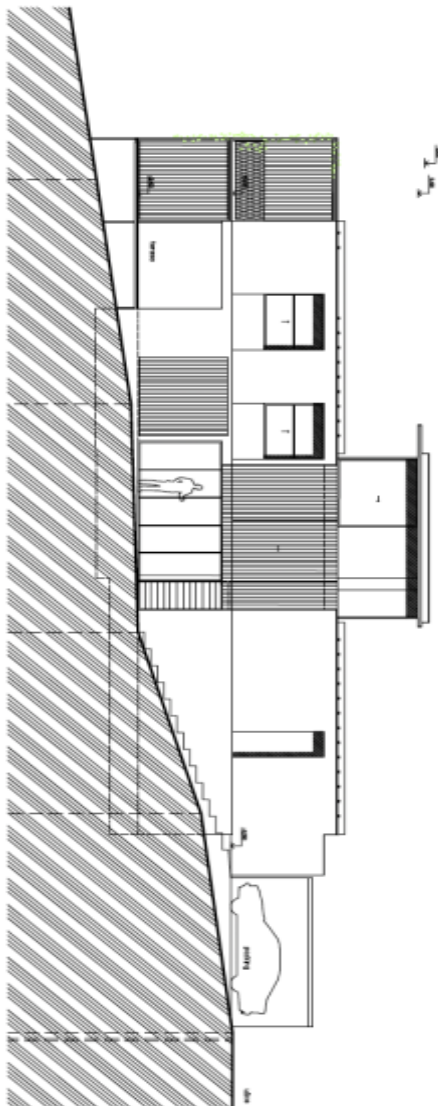
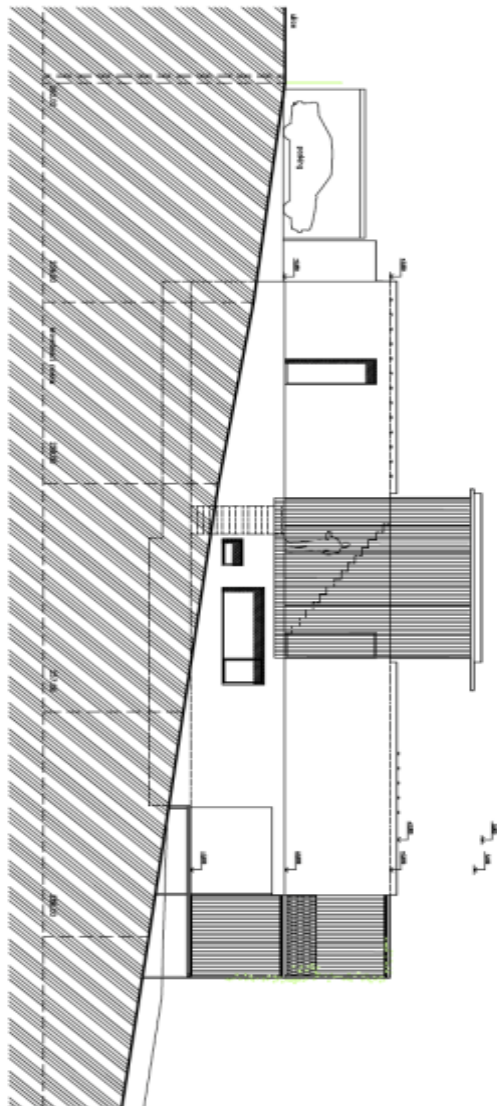




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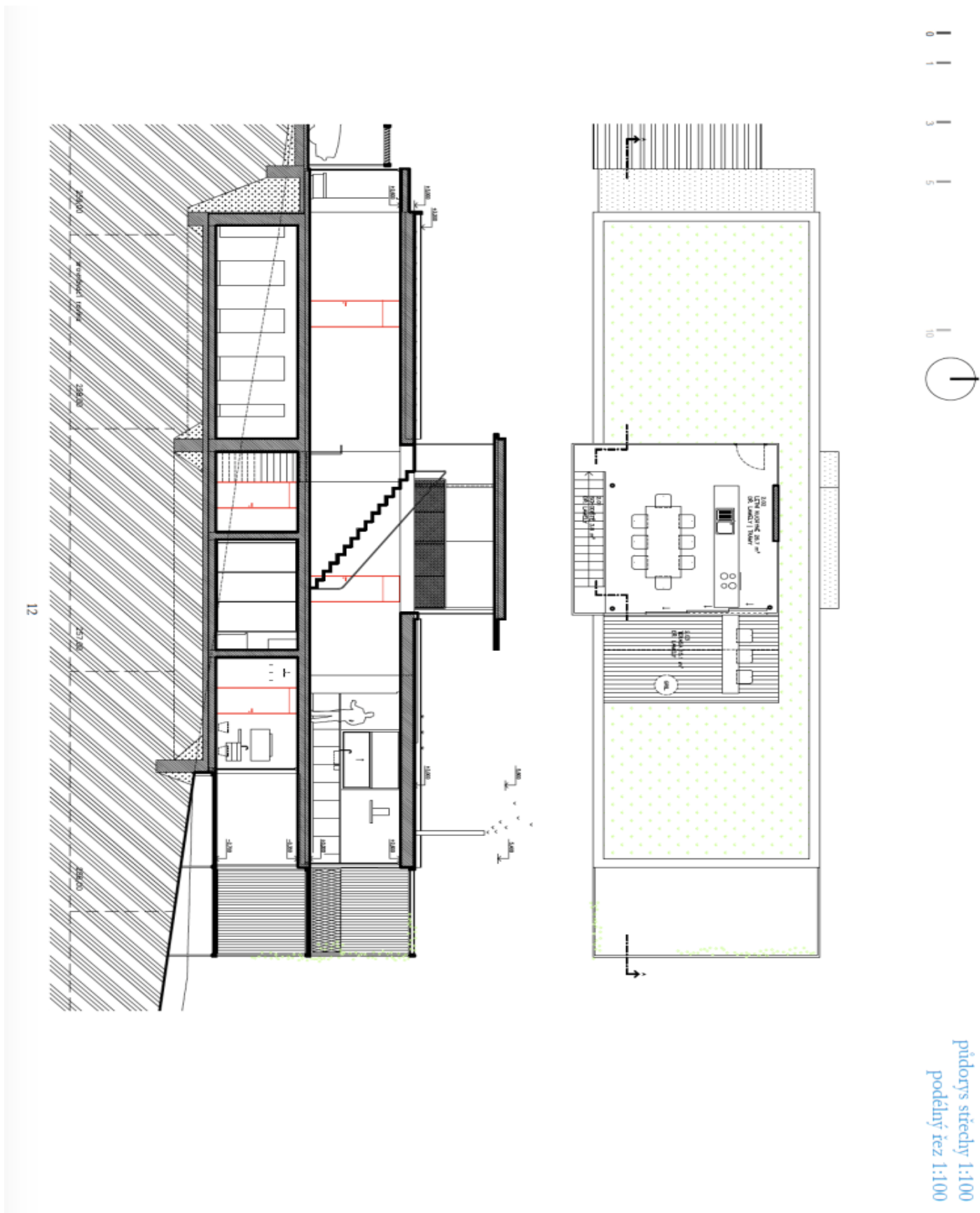
jižní pohled 1:150  
západní pohled 1:150  
severní pohled 1:150  
východní pohled 1:150



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podorys střechy 1:100  
podélný řez 1:100