



Land

3 187 m², Praha-západ, Tuchoměřice

€ 1 642 589 | CZK 41 500 000





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Price per sq. m.	13 022 CZK
Total area	3 187 m ²
Land type	Housing
Reference number	102815

An offer of a plot of land with an area of approx. 3,000 sq. m. with a valid building permit for the construction of an apartment building with 33 units. The plot is situated in the village of Tuchoměřice with a complete infrastructure, located on the outskirts of Prague and in close proximity to the Ruzyně airport.

Currently, there is a building intended for demolition on the property with the following **utility connections**: electricity, water supply, and sewage. The **Cetin** weak current wiring runs through the property. Trouble-free access to the property is via a municipal asphalt road.

The property is sold as a transfer to a **purpose-built company**. According to the project, an **apartment building** with a **net floor area of 1,646 sq. m.** will be built here. A total of **33 apartments** are planned, of which 23 are small apartments up to 50 sq. m. and 10 are apartments up to 75 sq. m., with eight studios, twenty-one 1-bedroom units, and four 2-bedroom apartments. There will be **44 parking spaces**. The expected heat source shall be an **air-water heat pump** network.

In the village, there are several **quality restaurants** serving Czech and international cuisine, a kindergarten and elementary school, a grocery store, and a **riding club**. The **POP Airport** shopping and entertainment center and the international airport are located nearby, and fast connections to Prague are provided by buses with a terminus at the **Bořislavka metro station**. The nearby Prague Ring Road speeds up traveling by car, and it is also easy to connect to the D7 highway. The village is surrounded by a beautiful landscape, on one side lies the **Preláta** forest, on the other the **Okolí Okoře nature park and Budče**.

Total area 3,187 m².