



## Land

800 m<sup>2</sup>, Praha-západ, Kněževes, Na Staré silnici

€ 475 153 | CZK 12 000 000







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800 m<sup>2</sup>, Praha-západ, Kněževy, Na Staré silnici

Price per sq. m.	15 000 CZK
Total area	800 m <sup>2</sup>
Land type	Housing
Reference number	104145

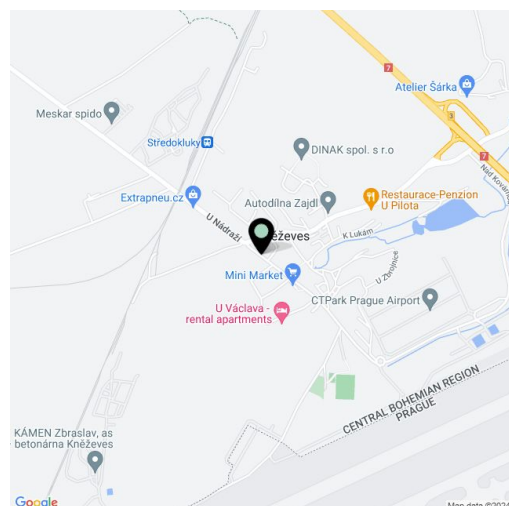
**Investment opportunity to buy a building plot with a project and a valid building permit for a family house with 3 apartments and 6 parking spaces. The area is located in the village of Kněževy on the northwestern edge of Prague, just 15 minutes by suburban bus from a metro station and within quick driving distance of the international airport. Possibility of building the house on a turnkey basis.**

The plot is **flat**, cleared of encroaching vegetation; **utility networks** are on the border of the property. The location by an asphalt road ensures **trouble-free** access.

The project, for which a **building permit** has been issued, includes a building with two above-ground floors and a residential attic. The house will contain **3 4-bedroom duplex apartments with a total living area of 552 sq. m.** The construction of the building is designed in such a way that the negative impact of noise from airport operations is as small as possible, and recuperation units are also planned, thanks to which there will be an automatic supply of fresh air without the need to open the windows. According to the project, heating will be by heat pumps. **2 outdoor parking spaces** are planned for each apartment, the public area of the yard can be used as parking for visitors, couriers, etc.

The land is part of an existing residential area and is within easy reach of the **village center**, municipal office, grocery store, or kindergarten, other civic amenities are available in neighboring Tuchoměřice and Středokluky. There is also a **suburban bus stop** not far from the future house, which can take you to the **Nádraží Veleslavín** metro station in 1 minutes. By car, you can quickly connect to the City Ring Road and the D7 and D6 highways. The ride to the airport is also very quick.

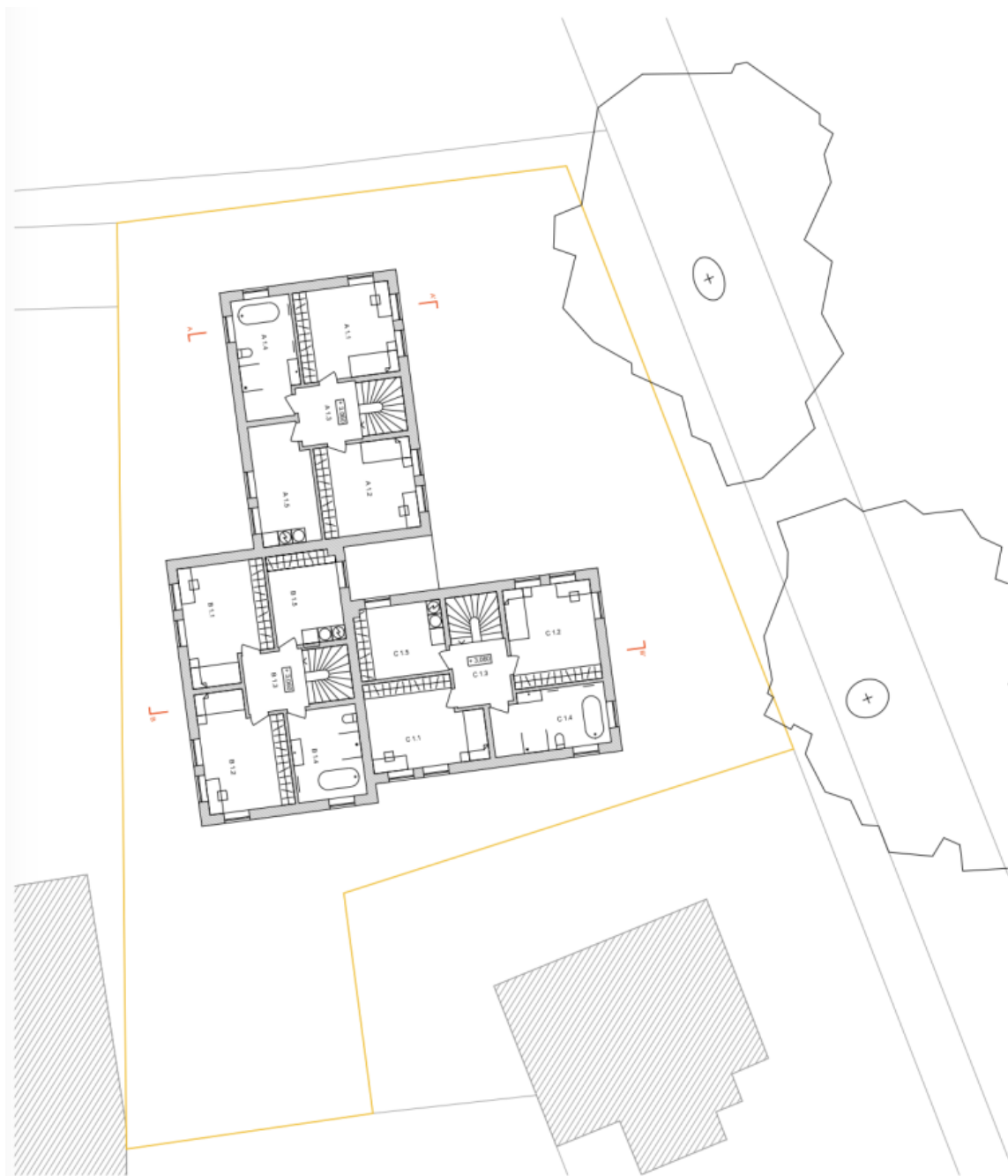
Total area 800 m<sup>2</sup>.





**PROJEKT**  
redning dům Kněževes,  
**OBŠAH**  
podlejší přístav

A.01. OBÝVAČI POKOJ+K	53,62
A.02. WC	4,88
A.03. K	2,20
A.04. SPOLEČNOSTNÍ DOMEX	7,80
A.05. TERASA	12,97
A.6. CELKEM-TERASA	48,50+12,97
A.6. ČASŤ ZAHRABY KOLEM BRTO	0
B.01. OBÝVAČI POKOJ+K	53,62
B.02. WC	4,88
B.03. K	2,20
B.04. SPOLEČNOSTNÍ DOMEX	7,80
B.05. TERASA	12,97
B.6. CELKEM-TERASA	48,50+12,97
B.6. ČASŤ ZAHRABY KOLEM BRTO	19,9
C.01. OBÝVAČI POKOJ+K	53,62
C.02. ZDŤERŤ	4,88
C.03. K	2,20
C.04. SPOLEČNOSTNÍ DOMEX	7,80
C.05. TERASA	12,97
C.6. CELKEM-TERASA	48,50+12,97
C.6. ČASŤ ZAHRABY KOLEM BRTO	0
A+B+C.6. CELKEM-TERASY	205,50+38,91



**PROJEKT**  
realizace domu Kněžoves

**OSMAH**  
podrobný plán

A11 LÓŽNICE	16,49
A12 LÓŽNICE	16,49
A13 KUCHYŇKA	6,73
A14 KUPELNA	7,28
A15 TECHNICKÁ VĚSTNOST+PRÁDELNA	12,89
<b>A1. CELKEM</b>	<b>48,37</b>
B11 LÓŽNICE	17,19
B12 LÓŽNICE	17,19
B13 KUCHYŇKA	4,73
B14 KUPELNA	11,89
B15 TECHNICKÁ VĚSTNOST+PRÁDELNA	11,89
<b>B1. CELKEM</b>	<b>45,37</b>
C11 LÓŽNICE	7,74
C12 LÓŽNICE	16,49
C13 KUCHYŇKA	6,73
C14 KUPELNA	7,28
C15 TECHNICKÁ VĚSTNOST+PRÁDELNA	11,89
<b>C1. CELKEM</b>	<b>48,37</b>
<b>A+B+C1. CELKEM</b>	<b>194,11</b>



**PROJEKT**  
rediny daní Kněžoves

**OSMAH**  
plány podpory

A.2.1 LOŽNICE	14,72
A.2.2 KUCHA	4,50
A.2.3 PRACOVNĚLOŽNICE PRO HOSTY	12,72
A.2.4 TOILET	6,59
A.2.5 KOPŘEŠKA	8,89
A.2.6 TERASA	50,12+8,89
A.2.7 TERASA	8,89
B.2.1 LOŽNICE	14,72
B.2.2 KUCHA	4,50
B.2.3 PRACOVNĚLOŽNICE PRO HOSTY	12,72
B.2.4 TOILET	6,59
B.2.5 KOPŘEŠKA	8,89
B.2.6 TERASA	50,12+8,89
B.2.7 TERASA	8,89
B.2.8 TERASA	8,89
B.2.9 TERASA	8,89
B.2.10 TERASA	8,89
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B.2.12 TERASA	8,89
B.2.13 TERASA	8,89
B.2.14 TERASA	8,89
B.2.15 TERASA	8,89
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B.2.98 TERASA	8,89
B.2.99 TERASA	8,89
B.2.100 TERASA	8,89
C.2.1 LOŽNICE	14,72
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