Land

3 901 m², Děčín, Chřibská

€ 115 607 | CZK 2 900 000

Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

PDF created
23. 02. 2025, 06:00

svoboda&williams

Land

3 901 m², Děčín, Chřibská

€ 115 607 | CZK 2 900 000

Price per sq. m.	743 CZK
Total area	3 901 m²
Land type	Housing
Reference number	104613

This plot of land with a total area of 3,901 m² with the possibility of building 1 to 2 family houses is located on the edge of the nearest development, in a beautiful and perfectly quiet place in a picturesque valley with the town of Chřibská in the Lužické Mountains PLA.

The land is **flat, utility networks** have been brought to neighboring plots. According to the zoning plan, 2,700 m² is in the BI 55 zone – **individual housing**, the rest is a local biocenter. **The buildable part** is approx. 2,190 m² and the non-buildable part is about 1,711 m². The maximum buildability is 20%, the house must have **a gable roof** and a maximum of one floor and a residential attic, and respect the **architectural and urban character** of the existing development.

The minimum size of the building plot for the location of 1 family house is 1,000 m², so theoretically it is possible to build 2 family houses here. However, due to the possibilities of connection to communication and the conditions of the spatial layout, the land is more suitable for the construction of 1 family house. At least **2 parking spaces** will be reserved for each building plot.

The town of Chřibská is located in a beautiful natural landscape on the territory of **the Lužické Hory PLA**, the **Labské Pískovce PLA** and the **České Švýcarsko National Park**. There is a kindergarten and elementary school, grocery stores, a health center, a restaurant, **a cafe**, **a swimming pool**, and **a forest theater.** In the center of the city, there are important buildings representing typical examples of local architecture with **a wooden ground floor and half-timbered floor.** Transport connections with the surrounding towns are provided by buses, the railway station is approx. 5 km from the town center.

Total area 3,901 m².