



## Land

1 821 m<sup>2</sup>, Praha-východ, Jevany, Rekreační

€ 335 240 | CZK 8 500 000





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Price per sq. m.	4 668 CZK
Total area	1 821 m <sup>2</sup>
Land type	Housing
Reference number	104812

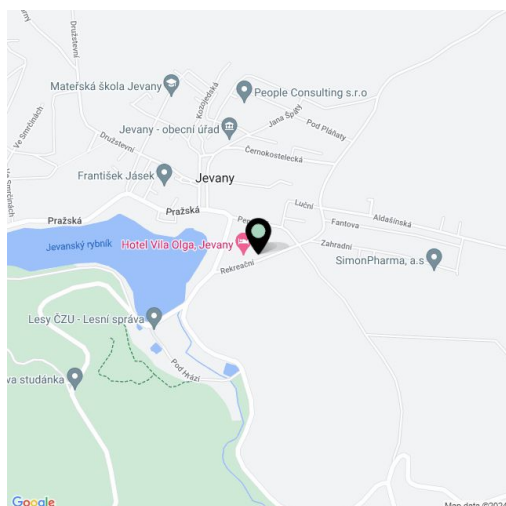
This building plot with a total area of 1,821 m<sup>2</sup>, with a study for a family house meeting the conditions of the spatial plan, is located in an attractive area by Jevany Pond near the center of this village with a peaceful 1930s and at the same time creative atmosphere, which has been attracting artists for many years.

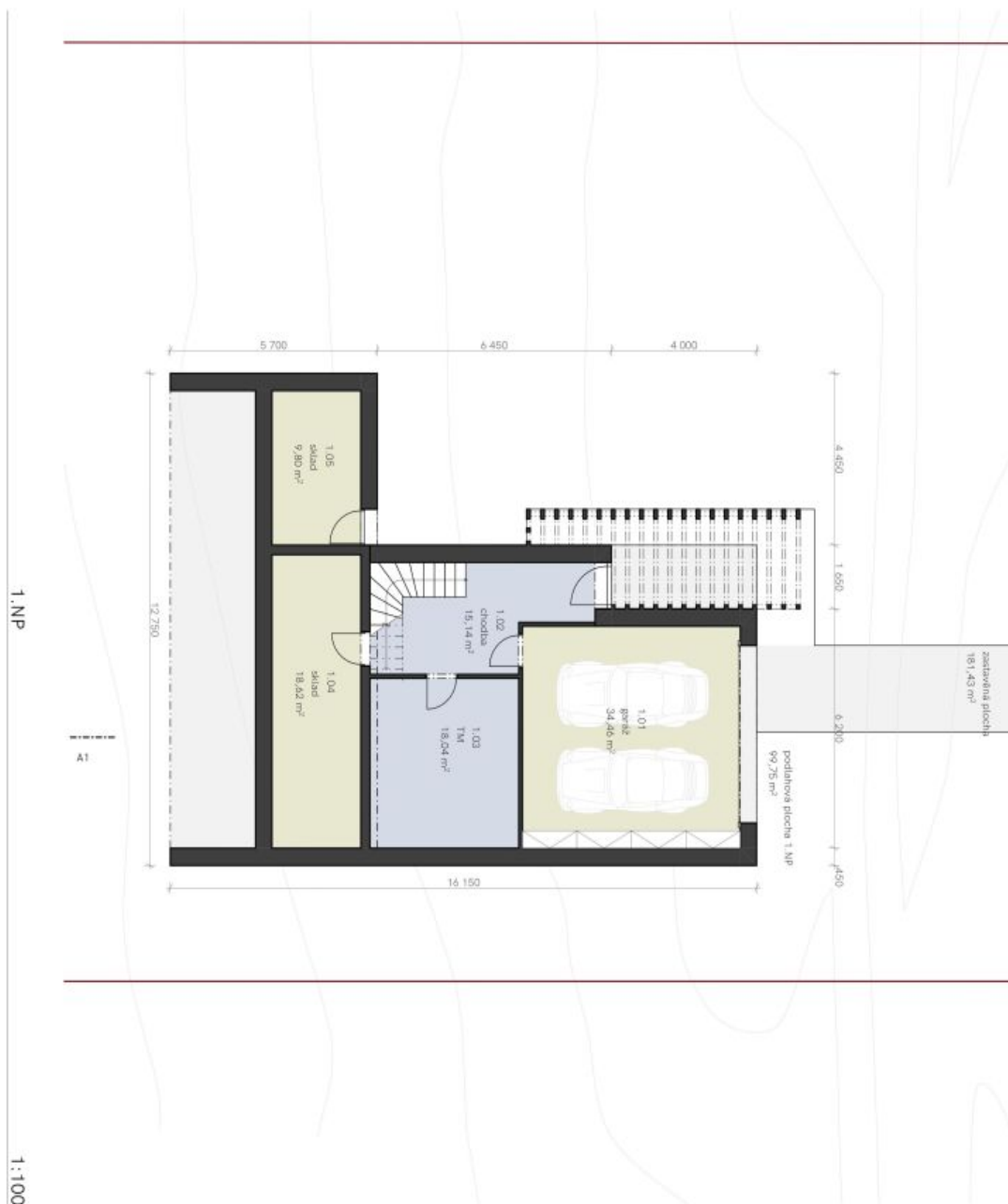
According to the valid zoning plan, the offered land is located in a **buildable area** called "Living on forested land - BL". **Utility networks** are located under the road leading to the border of the land.

The offer includes an **architectural study of the house** by a renowned studio. Its proposed dominant feature is a south-facing living room providing unobstructed views of the surrounding nature. Mature deciduous trees will offer ample shade in the summer and plenty of daylight in the winter. On the ground floor, a **garage**, utility room, 2 storage rooms, and a hall with a staircase are proposed. On the first floor will be a living room with a kitchen, dining area, and **terrace**, a master bedroom with an en-suite bathroom, another 2 bedrooms, a bathroom, a separate toilet, and a storage room.

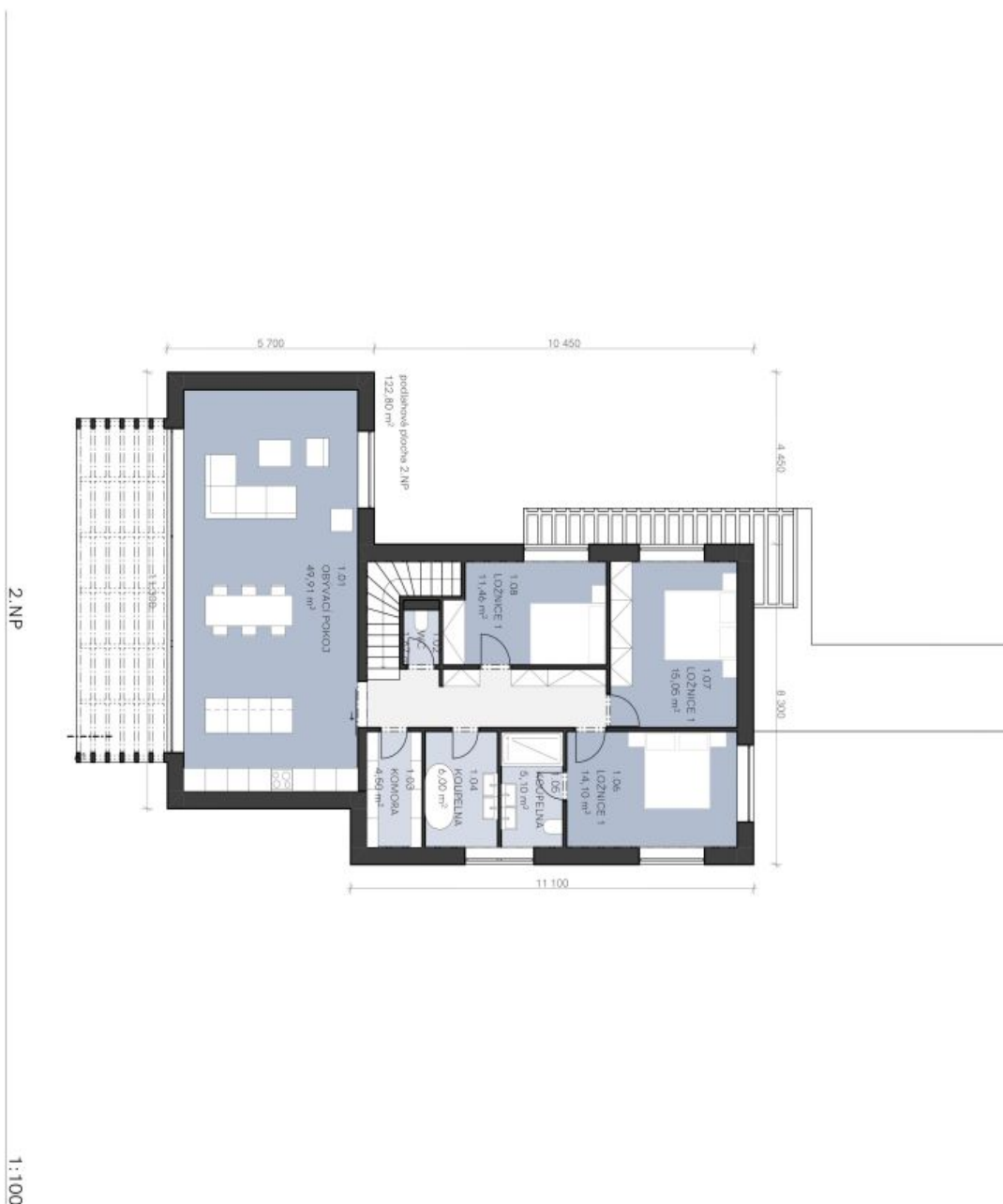
The beautiful place is located right next to the **Voděradské bučiny national nature reserve**, ideal for walks and bike rides. At the same time, the center of Jevany with a **cafe**, restaurant, grocery store, post office, **cinema**, and **beach** is within a short walking distance. Full amenities are available in nearby **Říčany**. A **suburban bus** goes to Jevany (the ride to the **Háje metro station** takes 44 minutes), and by car you can reach the **Prague Ring Road** and the **D1** highway in a few minutes.

Total area 1821 m<sup>2</sup>.





Umístění	Plocha (m <sup>2</sup> )
podlahová plocha 1.NP	99,75
podlahová plocha 2.NP	122,50
<b>podlahová plocha</b>	<b>222,25 m<sup>2</sup></b>



Umístění	Prostředí (m <sup>2</sup> )
podlažní plocha 1 NP	911,25
podlažní plocha 2 NP	122,80
	222,55 m <sup>2</sup>



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