



Land

3 616 m<sup>2</sup>, Praha-východ, Dobročovice

€ 950 307 | CZK 24 000 000







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Price per sq. m.	6 637 CZK
Total area	3 616 m <sup>2</sup>
Land type	Housing
Reference number	104941

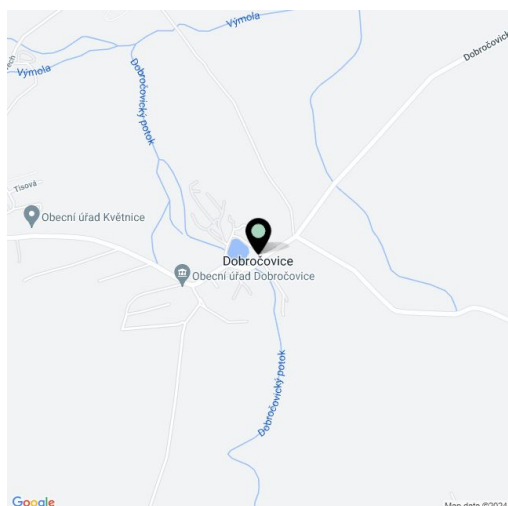
**This building plot with a total area of 3,616 m<sup>2</sup>, on which 2 family houses can be built, is located in a unique place right next to the Škvorecká obora nature reserve and Klánovice forest, in the small village of Dobročovice on the outskirts of Prague. This unique location ensures proximity to nature and services as well as easy connection to the center of Prague.**

It is **possible to build 1 or 2 family houses** on the plot. Thanks to the existing family house intended for demolition or total reconstruction, **electricity and water** are brought to the plot.

In the neighborhood, a **development project** is being prepared with family houses, a children's playground, and one apartment building with commercial premises, which can be used, for example, as a cafe. Thanks to this project, the **ares will be revitalized** and naturally connect with the existing development.

The place is **perfectly accessible** via a low-traffic asphalt road and the location of the plot allows for a direct entrance to the adjacent **nature reserve**. All the necessary services are within a short driving distance, there is a bus stop near the property, from where you can reach the train connections to the center of Prague in a short time. Travelling by car is speeded up by the nearby access to the Prague Ring Road, and the accessibility of the place will increase even more after the completion of the I/12 road.

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