



Land

1130 m<sup>2</sup>, Praha 6, Liboc, Libocká

€ 1 565 766 | CZK 39 700 000





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Price per sq. m.	35 133 CZK
Total area	1 130 m <sup>2</sup>
Land type	Housing
Reference number	105256

**This gently sloping plot suitable for building a family house is located in a sought-after area of Prague 6, offering a beautiful view of the entire district of Liboc.**

The fenced area of 1,130 m<sup>2</sup> is **accessible via an asphalt road** and has all utilities except gas. Currently, the property features an **original building from around 1890**, which was constructed by Julius Nejedlý, a lawyer, criminal defense attorney, writer, and poet, as his summer residence. Additionally, the **gazebo** in the upper part of the garden is a historical piece from 1891, having served as a Pavilion at the Jubilee Regional Exhibition.

The buildings on the property are not under any heritage protection. The entire property is not part of any heritage zone or protection area, nor is it affected by the protective zone of the adjacent Obora Hvězda.

The property is directly adjacent to the **Hvězda Game Preserve** and a 10-minute walk from **Ladronka Park**. Within a short driving distance, **all amenities** are available: shops including supermarkets and hobby markets, schools from kindergartens to high schools, restaurants, cafes, and other services. Transportation is provided by buses, metro, and trams from nearby stops, offering easy access to the city center. The **Petřiny metro station** is about an 8-minute walk away. The nearby access to the **Prague Ring Road** and the tunnel complex makes car travel convenient.

Total area 1,130 m<sup>2</sup>, of which the built-up area is 131 m<sup>2</sup>.

