



Land

984 m², Praha-západ, Řevnice, Náplavní

€ 492 999 | CZK 12 500 000





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Price per sq. m.	12 703 CZK
Total area	984 m ²
Land type	Housing
Reference number	105278

This almost 1,000 m² plot of land with a building permit for a family house with 3 residential units and 3 studios is located in an attractive area in a quiet part of the town of Řevnice, close to a bike path and the Berounka River, about a 30-minute drive from the center of Prague.

According to the valid building permit, it is possible to build a three-story house (ground floor, first floor, and attic) on the land with a gross usable area of 790.5 m², net area of the apartments 297 m² and studios 262 m². The subject of the sale is SPV (share deal).

The construction permit also includes a project to connect to the sewerage system and water supply; the connection to the sewer will be made by the city in the near future. Electricity is at the edge of the plot. Thanks to the opposite area that can't be developed with 3 springs, the preservation of the local peaceful atmosphere is guaranteed.

The area is located on the outskirts of Řevnice, an approx. 7-minute walk from the railway station, from which there are frequent and fast train connections to Prague. Kindergartens and elementary schools, an art high school, private kindergartens, sports clubs, cafes and restaurants, shops, a cinema, and medical services operate in the city. The location of the romantic Berounka River between the Český karst protected area and Hřebeň nature park together with the nearby Brdy Hills allows for a wide range of hikes and bike rides, and water sports are also popular here. Advantages also include quick access to Prague via the D4 highway or alternative bypass routes, and it is easy to connect to the Prague Ring Road. During normal traffic hours, it is possible to reach the city center in about 30 minutes.

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