



Land

1168 m<sup>2</sup>, Praha 9, Klánovice, V Trninách

€ 761 961 | CZK 19 270 000





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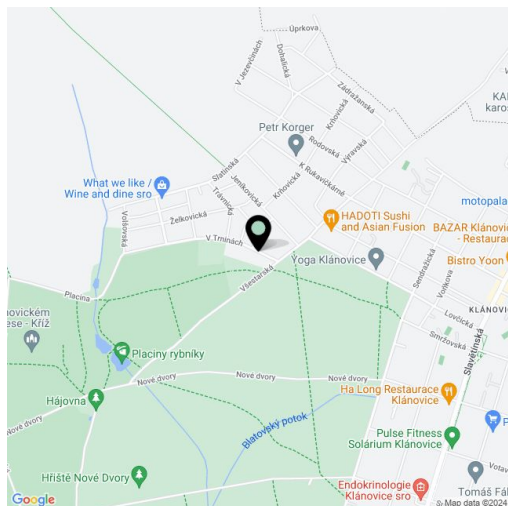
Price per sq. m.	16 498 CZK
Total area	1 168 m <sup>2</sup>
Land type	Housing
Reference number	105380

**This flat building plot with a cottage is located in a nice area near the Klánovický forest, in a suburb of Prague with a unique atmosphere of the 1930s. In addition to the wonderful atmosphere, Klánovice can also offer plenty of greenery, high-level services, and excellent connections to the center of Prague.**

There is a **cottage** with a built-up area of 42 m<sup>2</sup> on the property. According to the spatial plan, the land is included in an area for **housing**, and the **minimum coefficient of buildability is 20%**. Utility networks are on the border of the property. The plot of land is fenced on three sides, and access is via the local paved road.

This beautiful green place is part of the **Klánovice-Čihadla nature park**, with **hiking and bike routes** leading through the leafy forest park. There is an Asian restaurant near the property, and basic civic amenities: a kindergarten, elementary school, and an art school. A grocery store and post office are approx. 1 km away. There are also **cafes** and a **sports hall** in the center of Klánovice. Easy access to the center of Prague is ensured by frequent train connections, and it is possible to reach the Černý Most metro station by bus.

Total area 1,168 m<sup>2</sup>, of which the built-up area is 42 m<sup>2</sup>.





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