



Land

2 168 m², Praha 9, Klánovice, V Trninách

€ 1 414 393 | CZK 35 770 000





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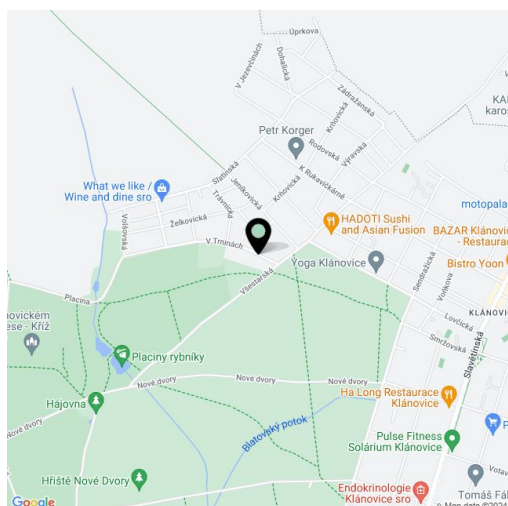
Price per sq. m.	16 499 CZK
Total area	2 168 m ²
Land type	Housing
Reference number	105509

This flat building plot with an area of 2,168 m² is located in an attractive area right next to the Klánovický forest, approx. 1 km from the center of a suburban district of Prague with a unique atmosphere of the 1930s.

There is a cottage with a built-up area of 42 m² 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 land is fenced on three sides, and access is via a local asphalt road with lighting.

The place is located in the **Klánovice-Čihadla nature park**, with **hiking and biking routes** lead 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 2,168 m².





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