



## Apartment building

353 m<sup>2</sup>, Prague 5, Stodůlky

€ 475 153 | CZK 12 000 000





## Apartment building

353 m<sup>2</sup>, Prague 5, Stodůlky

€ 475 153 | CZK 12 000 000

Total gross floor area of the building	518 m <sup>2</sup>
Total net leasable area of the building	353 m <sup>2</sup>
Plot	629 m <sup>2</sup>
Foot print	185 m <sup>2</sup>
Parking	6 parking places on the property
Cellar	-
PENB	B
Reference number	105525

**This building plot suitable for the construction of an apartment building or a family house is located in a traditional residential area, on a quiet side street near a forest park and golf course on the border of Stodůlky and Motol.**

According to the valid zone use plan, the plot is located in a residential functional zone without a specified land use coefficient. The offer includes **documentation for a building permit** for an apartment building with **5 units (the net floor area of the units is 352.6 m<sup>2</sup>)** and **parking for 6 cars**.

The area is flat, with problem-free access from a lit asphalt road with a sidewalk. Utilities (water, sewerage, electricity, and gas) are on the property.

All infrastructure is within a short driving distance: shops including supermarkets and **shopping areas**, schools from a kindergarten to a **high school**, restaurants, and other services. There are large forest parks in the vicinity, such as **Vidoule** and **Cibulka**. **Golf Club Praha** is also nearby. Transport services are provided by buses from a nearby stop that take you to the Motol or Nové Butovice metro stations, while car drives are speeded up by the Rozvadovská Spojka and the nearby access to the Prague Ring Road.

Gross floor area of the house 518 m<sup>2</sup>, plot 629 m<sup>2</sup>.