# svoboda@williams



## Land

## €1779 980 I CZK 44 900 000

2 436 m², Prague 4, Újezd u Průhonic, Nad Mlýnským rybníkem













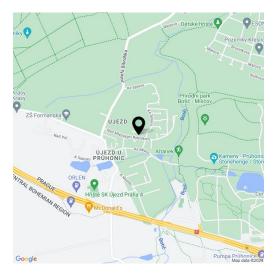


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| Price per sq. m. | 18 432 CZK |
|------------------|------------|
| Total area       | 2 436 m²   |
| Land type        | Housing    |
| Reference number | 105591     |



This large building plot is located in a development of family houses and villas in the village of Újezd u Průhonic, located by the Milíčov Forest on the outskirts of Prague 4, near the Opatov metro station.

According to the zoning plan, the land is included in an area for housing. The floor area coefficient is 0.5, conditionally 0.8. Utility networks are under the street. Access to the plot is via an asphalt road and a cobbled street. On one side it is adjacent to a plot of land and on the other side mature greenery connected to the Botič-Milíčov nature park.

The location offers living within convenient reach of services and close to nature, including the world-famous **Průhonice Castle Park**. There is a kindergarten and elementary school, a grocery store, a restaurant, or a sports club with a football field and tennis courts, and other civic amenities are in neighboring **Průhonice** and the city districts of **Opatov** or **Háje**. The **Čestlice shopping area** and an **aqua park** are within a short driving distance. Buses to the Opatov metro station stop nearby (less than a 10-minute drive), and by car you can connect to the **D1** highway and the **Prague Ring Road** in no time.

Total area 2,436 m<sup>2</sup>.