



Land

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

€ 1 789 914 | CZK 44 900 000





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Price per sq. m.	18 432 CZK
Total area	2 436 m ²
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 m².

