



House Nineteen-bedroom (20+kk)

€ 494 267 | CZK 12 500 000

791 m², Praha-západ, Řevnice, Náplavní



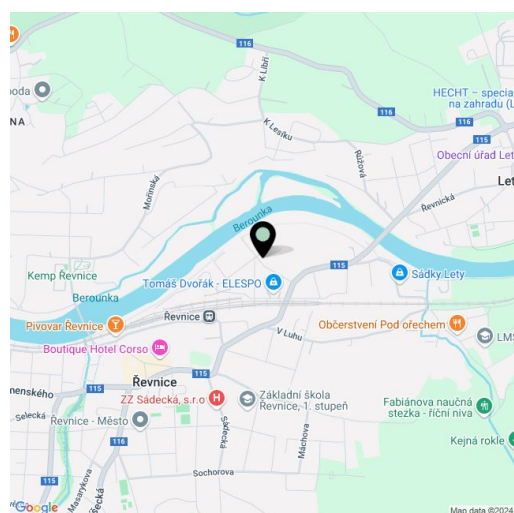


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Plot	984 m ²
Foot print	284 m ²
Parking	8 garage spaces + 4 outdoor spaces
Garage	Yes
Cellar	-
PENB	G
Reference number	106284



This almost 1,000 m² plot of land with a building permit for a family house with 3 residential units and 3 semi-residential units is located in an attractive area in a quiet part of the town of Řevnice, close to a bike path and the Berounka River, about a 30-minute drive from the center of Prague.

According to the valid building permit, it is possible to build on the plot a **three-storey house** (ground floor, first floor and attic) with a gross usable area of **790.5 m²**, a net area of apartments of 297 m² and semi-residential units of 262 m². The residential units are **duplex** with an entrance on the 1st floor, each residential unit has 3 living rooms (always with a minimum area of at least 14.3 m²). **2 semi-residential units** with offices are designed in the attic, the total area of each of them is 69.9 m² (with sloping ceilings), the countable area with a height of at least 2.3 m is 51 m². The office is duplex with an entrance on the ground floor.

The proposed house consists of two separate masses with a rectangular floor plan covered with **gable roofs**, the parts are connected by a central outdoor staircase. The house will have **2 terraces**, one to the **east** with a view of **Brdy** and one to the west with an orientation to the **Berounka river**. The windows are designed to be **aluminum** or **wood-aluminum** with triple glazing, the facade is light gray, the roof covering is gray corrugated iron, heating with a **heat pump** (air-water) connected to the **PV** plant with the possibility of **battery storage** of excess electricity. The plan is an **underground garage** with car lift for **8 cars** and **4 outdoor parking spaces**. The building permit also includes a project to connect to the sewer and water supply; the **connection to the sewage system** will be made by the city in the near future. Electricity is at the boundary of the property. Thanks to the undevelopable area on the opposite side with **three springs**, the **peaceful and intimate atmosphere** of this place is guaranteed to be preserved.

The plot of land is located on the outskirts of Řevnice, an approx. 7-minute walk from the railway station, from which there are **frequent and fast train connections to Prague**. Kindergartens and elementary schools, an art high school, **private kindergartens, sports clubs**, cafes and restaurants, shops, a **cinema**, and medical services operate in the city. The location of the romantic **Berounka River** between the **Český karst protected area** and Hřebeny nature park together with the nearby **Brdy Hills** allows for a wide range of hikes and bike rides, and **water sports** are also popular here. Advantages also include quick access to Prague via the D4 highway or alternative bypass routes, and it is easy to connect to the Prague Ring Road. During normal traffic hours, it is



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possible to reach the city center in about 30 minutes.

Usable area 790.5 m², built-up area 283.8 m², garden 700.2 m², plot 984 m².

