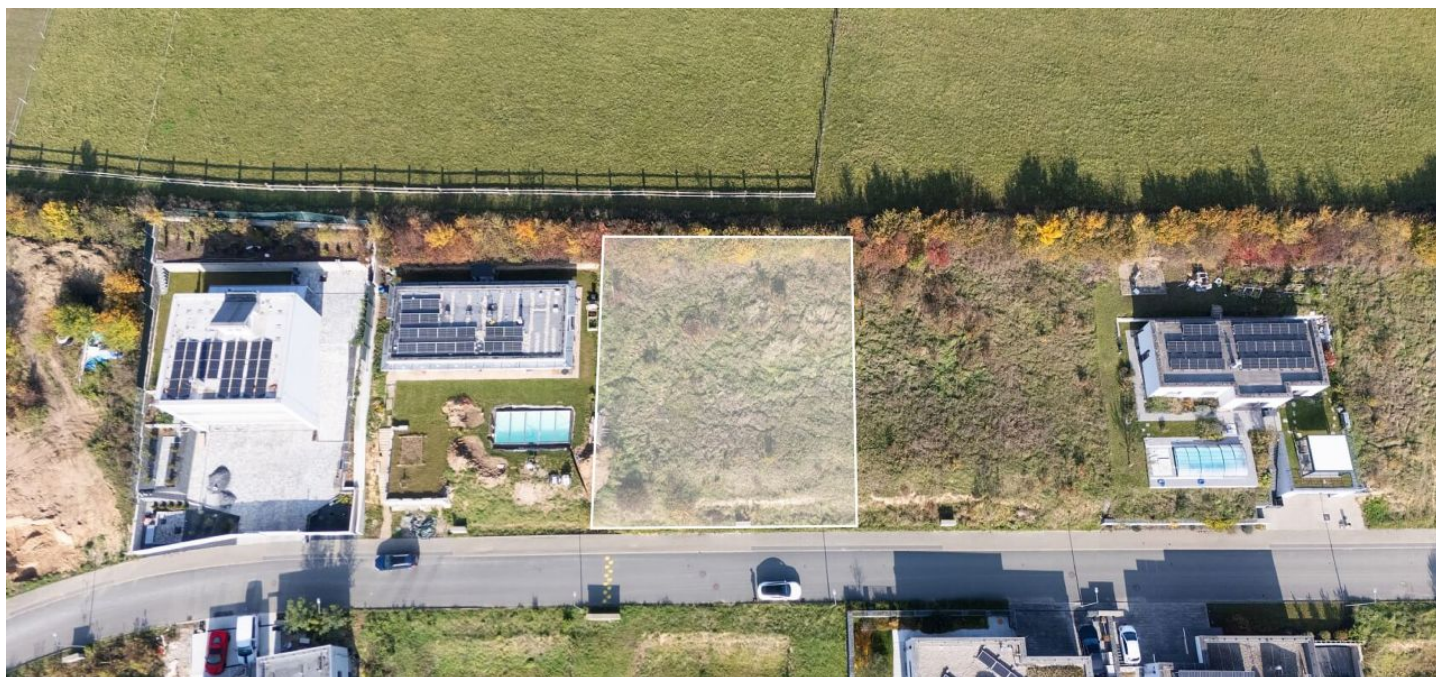




Land

938 m², Praha-východ, Podolanka, Za Kovárnou

€ 309 374 | CZK 7 785 400





Land

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Price per sq. m.	8 300 CZK
Total area	938 m ²
Land type	Housing
Reference number	106488

This slightly sloping southeast-facing building plot is located on a cul-de-sac on the edge of the small Central Bohemian village of Podolanka - Cvrčovice with views of the wooded biocorridor of the Vinořský Stream (which cannot be developed on by law). The location between the Prague - Vinoř district and the historic town of Brandýs n. Labem - Stará Boleslav offers a quiet life close to nature, but within quick reach of services.

In the zoning plan, the plot with an area of 938 m² is included in the area for housing with a built-up area of 30%. **Complete utility networks (sewerage, water, electricity, gas, optical cable) are brought to the border of the plot.**

During construction, it is necessary to respect the **architectural concept**, especially: flat roof, fencing of the front side of the plot with gabion nets, greenery.

The quiet village of Podolanka in the Praha-východ district benefits from the proximity of both the capital - a 4-minute drive to Vinoř with **complete civic amenities** and 30 minutes to the city center - and the 6 km distant **historic city of Brandýs n. Labem - Stará Boleslav**. The area is an ideal place for cyclists and hikers—there are numerous bike paths, the ruins of the Jenštejn Castle, the Jenštejn-Vinoř nature trail, the Vinoř Castle, or Ctěnice Castle. Active athletes will appreciate the golf courses in Vinoř and Stará Boleslav or the **swimming pool** in Brandýs nad Labem.

Total area 938 m².

