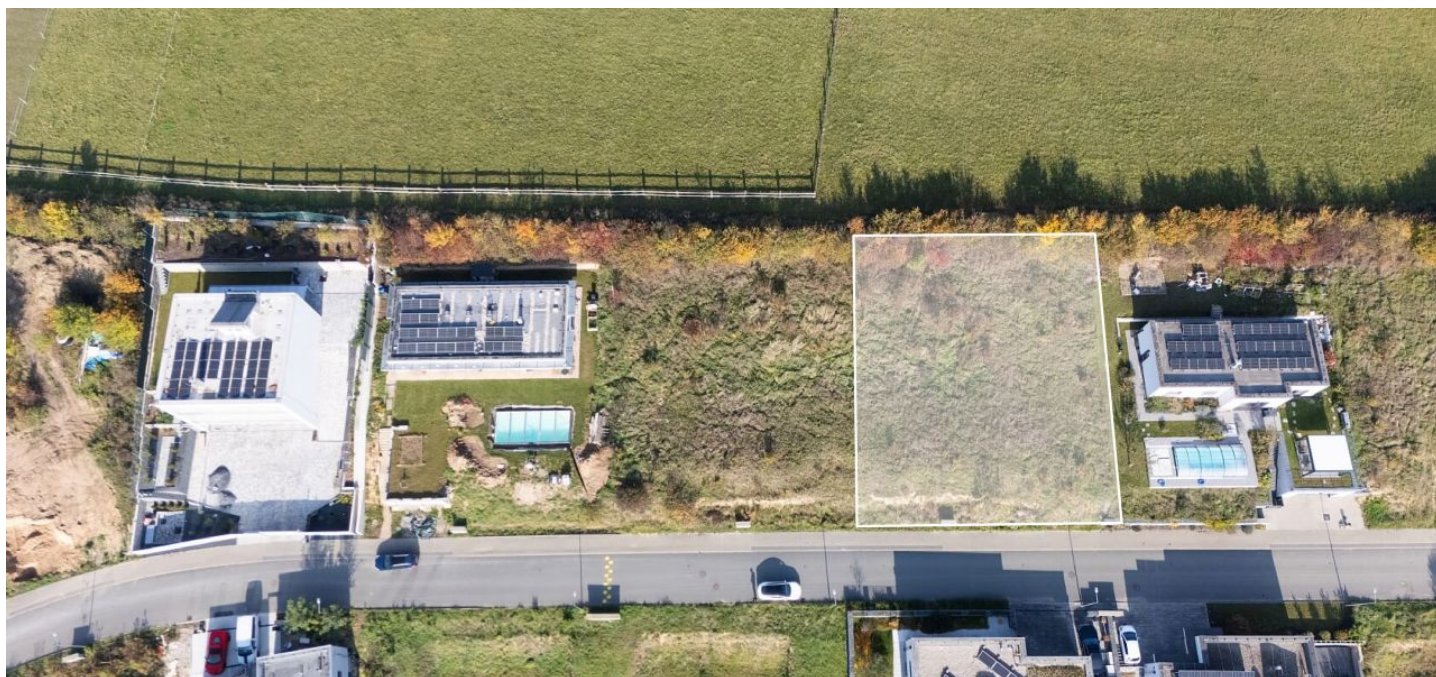




Land

936 m<sup>2</sup>, Praha-východ, Podolanka, Za Kovárnou

€ 306 401 | CZK 7 768 800





## Land

€ 306 401 | CZK 7 768 800

936 m<sup>2</sup>, Praha-východ, Podolanka, Za Kovárnou

Price per sq. m.	8 300 CZK
Total area	936 m <sup>2</sup>
Land type	Housing
Reference number	106492

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 Vnořský Stream (which cannot be developed on by law). The location between the Prague - Vnoř 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 of land with an area of 936 m<sup>2</sup> 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 **Vnoř 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-Vnoř nature trail, the Vnoř Castle or the Ctěnice Castle. Active athletes will appreciate the **golf courses** in Vnoř and Stará Boleslav or the **swimming pool** in Brandýs nad Labem.

Total area 936 m<sup>2</sup>.

