





## Land

439 m<sup>2</sup>, Prague 10, Strašnice

Sold

Price per sq. m.	36 446 CZK
Total area	439 m <sup>2</sup>
Land type	Housing
Reference number	29599

The sunny flat plot of 439 m<sup>2</sup> is located in one of the most attractive locations in Strašnice with lots of greenery, complete civic amenities and fast connection to the centre. The site will be after current building demolition ideal for building a family villa, a business address or a 3-dwelling villa.

The plot has **underground utilities** including a **gas connection**. The entrance is from a quiet one-way street on the north side of the property. The local plan permits up to 30% of the built-up area, i.e. an option of ground plan 132 m<sup>2</sup>, realisation up to 3 floors and an increase of living space up to 300 m<sup>2</sup>. Currently, there is a villa from the 1930s in its original state.

The villa district with minimal transport provides a **quiet atmosphere**. Directly across the house, there is a kindergarten and 100 meters away there is an elementary school. Furthermore, a bus and tram stop within walking distance. The **Strašnická metro station (line A)** is 15 minutes walk or 2 tram stops. There are several children's playgrounds, a health centre, supermarkets, a restaurant and a beautifully landscaped **Malešický park** with water features.

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