



Land

1 323 m<sup>2</sup>, Prague 5, Lipence, Boudova

Sold





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Price per sq. m.	5 215 CZK
Total area	1 323 m <sup>2</sup>
Land type	Housing
Reference number	30783

This plot of land with a total area of 1,323 m<sup>2</sup> is located on higher ground with beautiful views of the surrounding greenery. The plot adjoins an original residential development with many villas on the outskirts of Prague - Lipence, which sits on a hilltop between the valleys of the Berounka and the Vltava rivers. The price includes a building plan for a spacious family house.

The plot is grassy and is on a slight slope. **The supply of utility networks is currently being prepared.** The architectural plan proposes a house made up of several interconnected blocks with large glass walls and a green roof.

There is a kindergarten, elementary school, a playground, sports grounds, a café, restaurants, shops, or a post office in the area. Connections to Prague are provided by buses, it is a **20-minute ride to the Smíchovské nádraží metro station (line B)**. Thanks to the proximity of the R4 highway, travelling by car is even more comfortable. It is also close to the picturesque town of **Černošice**, where there are kindergartens and schools, including international ones, restaurants, cafes, shops, and **quick train connections to the Main Train Station**. The area surrounding Lipence offers many opportunities for walks, hikes, and bike rides - it is close to **the Hřeben Nature Park and the Bohemian Karst**. There is a bike trail a few meters from the property.

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