



## Land

914 m<sup>2</sup>, Prague 4, Kunratice, Jihočeská

**Sold**







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Price per sq. m.	11 926 CZK
Total area	914 m <sup>2</sup>
Land type	Housing
Reference number	31383

This 914 sq. m. building plot is located in a residential neighborhood with many villas near the Kunratice Forest and Castle Park, in a location with full urban amenities within easy reach, excellent transport accessibility, and a good connection to the D1 highway and the Prague Ring Road. The offer also includes the project of a three-story house.

The plot of land has a rectangular shape; the terrain slopes slightly towards the east. It is set within a developed neighborhood and there is access from a quiet side street. **Mature trees** separate the plot from the street to the northwest. **All utility networks** (sewerage system, water supply, gas pipeline, electricity network) are included, as well as a paved area for construction equipment and materials for landscaping.

The plot of land is situated only 3 minutes by car or bus from the center of Kunratice, where there is a kindergarten and an elementary school, the popular **Kunratická Stodola** grocery store with high quality food, a pharmacy, a post office, a sweet shop, a café, a family center, a library, and a landscaped chateau park. There is a supermarket nearby. A 5-minute walk from the future house is the entrance to the vast Kunratice Forest, which is set in an area associated with King **Wenceslas IV**. There are children's playgrounds, gazebos, a picnic area, hiking paths and bike trails, and a nature trail. **Freely grazing mouflons** contribute to location's charm.

Total area 914 m<sup>2</sup>.

