





Land

753 m², Prague 5, Velká Chuchle

Sold

Price per sq. m.	13 944 CZK
Total area	753 m ²
Land type	Housing
Reference number	31798

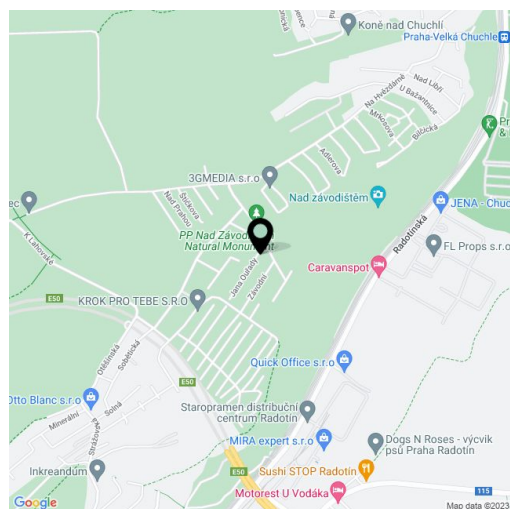
This 753 sq. m. plot of land with an architectural plan for a family villa is situated in an attractive part of Velká Chuchle directly above a racecourse, in a location with beautiful views of Prague, the river, and the wooded surroundings.

The land slopes towards the east and is ready to be built up. **Utility lines** are connected to the boundary of the plot; there is a new illuminated road. Villas designed by the renowned A69 studio are being built next to the property. In the nearest future, there will be a square with shops, cafes, and other services.

A 2-story villa can be built on the plot. The project study that is part of the offer was prepared by **the EA - Architects** architectural studio. The study proposes a villa with a flat walkway and a green roof. It can include a double garage, a fitness and wellness area, a bathroom with a toilet and a shower, a cloakroom, a guest room/study, a living room, a dining room and a kitchen with higher ceilings, large glass areas facing the garden, and a bay window used as a winter garden or a playroom. Upstairs, there are 3 bedrooms with 2 bathrooms and 2 dressing rooms. The design of the villa will have a built-up area of about 230 sq. m.; the floor area should be about 260 sq. m..

There is a children's playground and a bus stop nearby, and the Smíchov Railway Station is a 15-minute walk away. The location is easily accessible by car through Strakonická Street, and **the Prague Ring Road is also nearby**. In the center of Velka Chuchle, there is a kindergarten and an elementary school, a post office, a grocery store, a Sokol, or a library. Another advantage, in addition to the views that plot offers, is also its close connection to nature. The large Radotín-Chuchelský Grove Nature Park is a few steps from the future villa, where there is a wealth of hiking and bike paths that are then used for cross-country skiing in winter.

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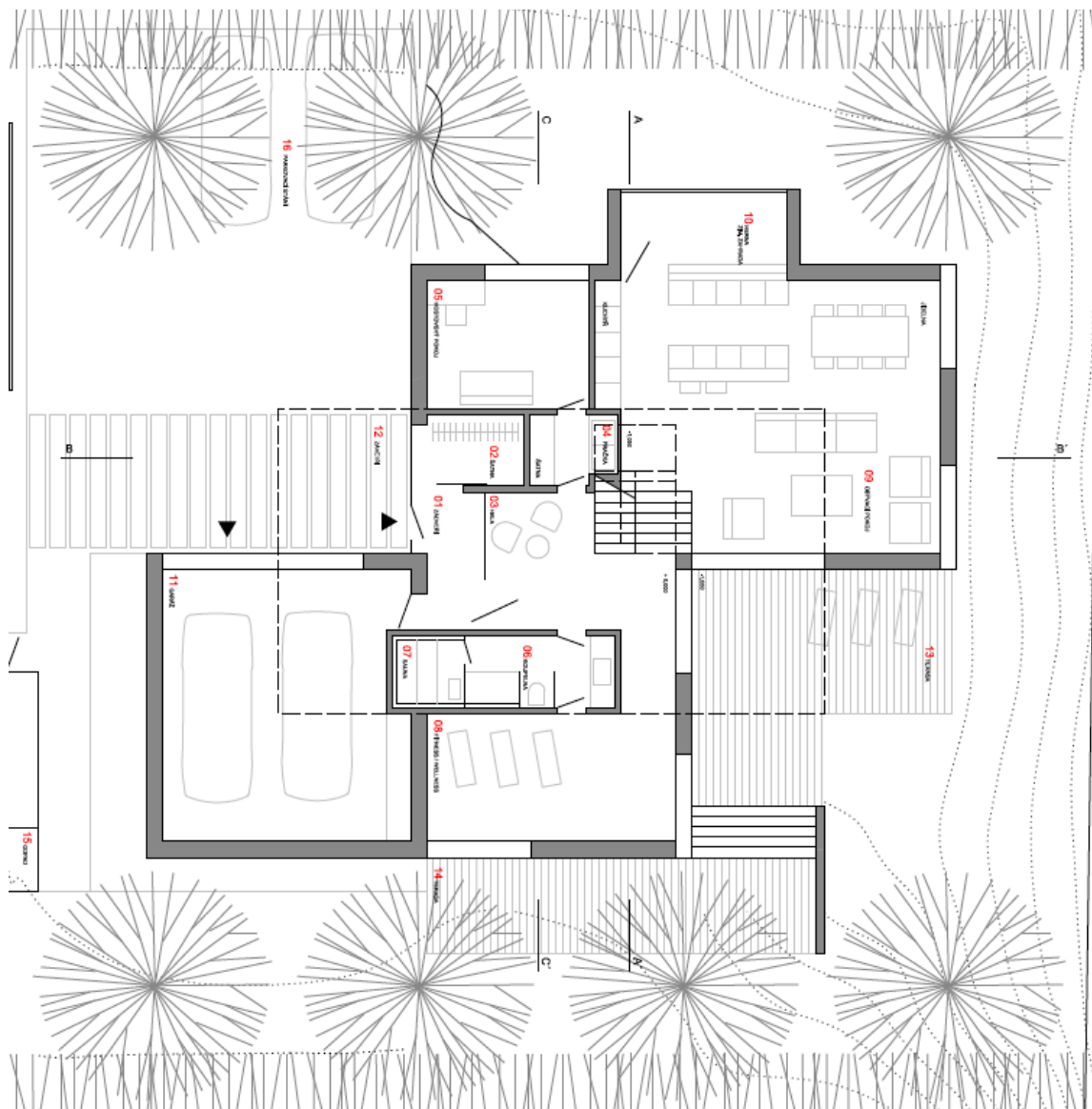




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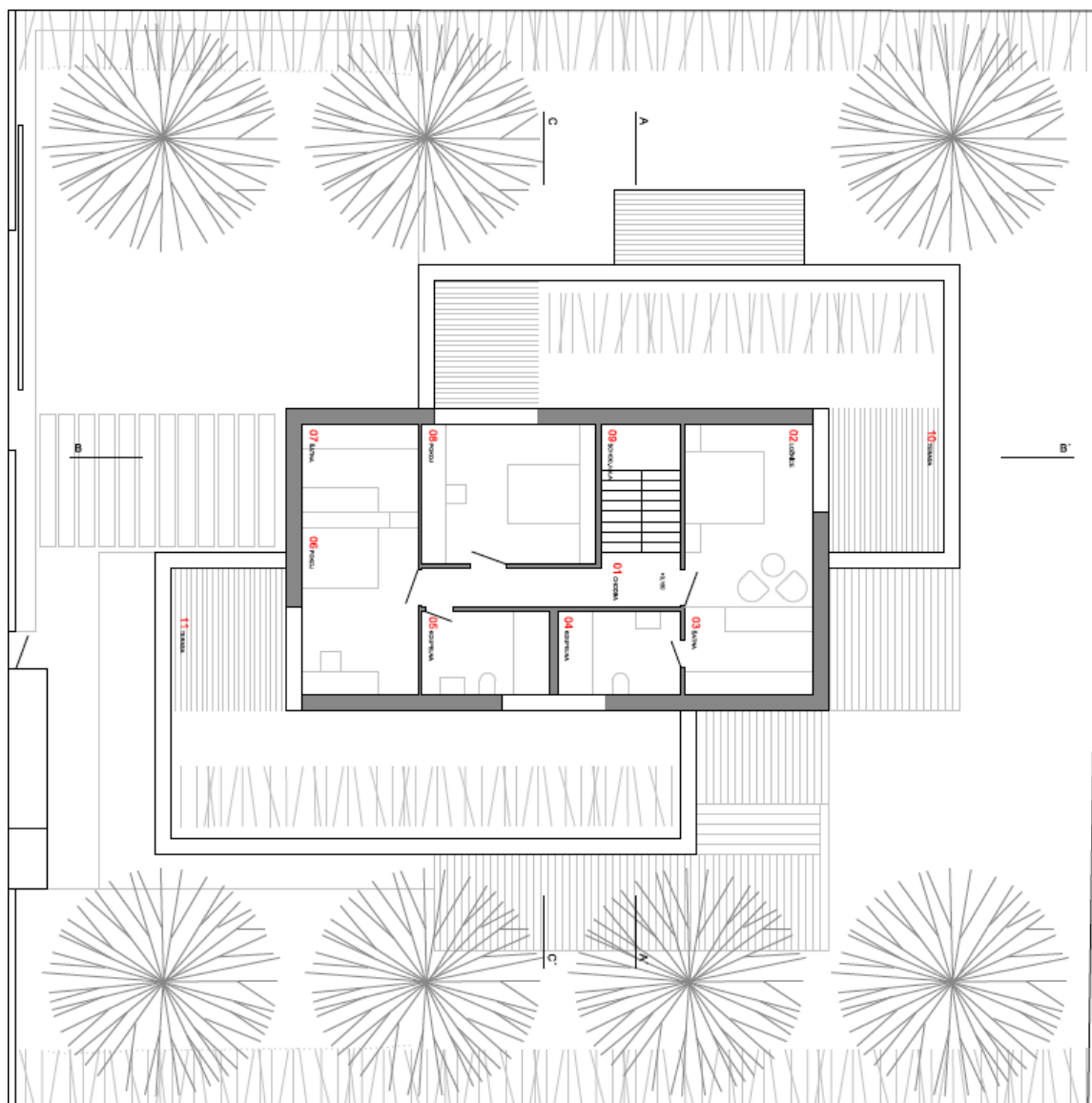




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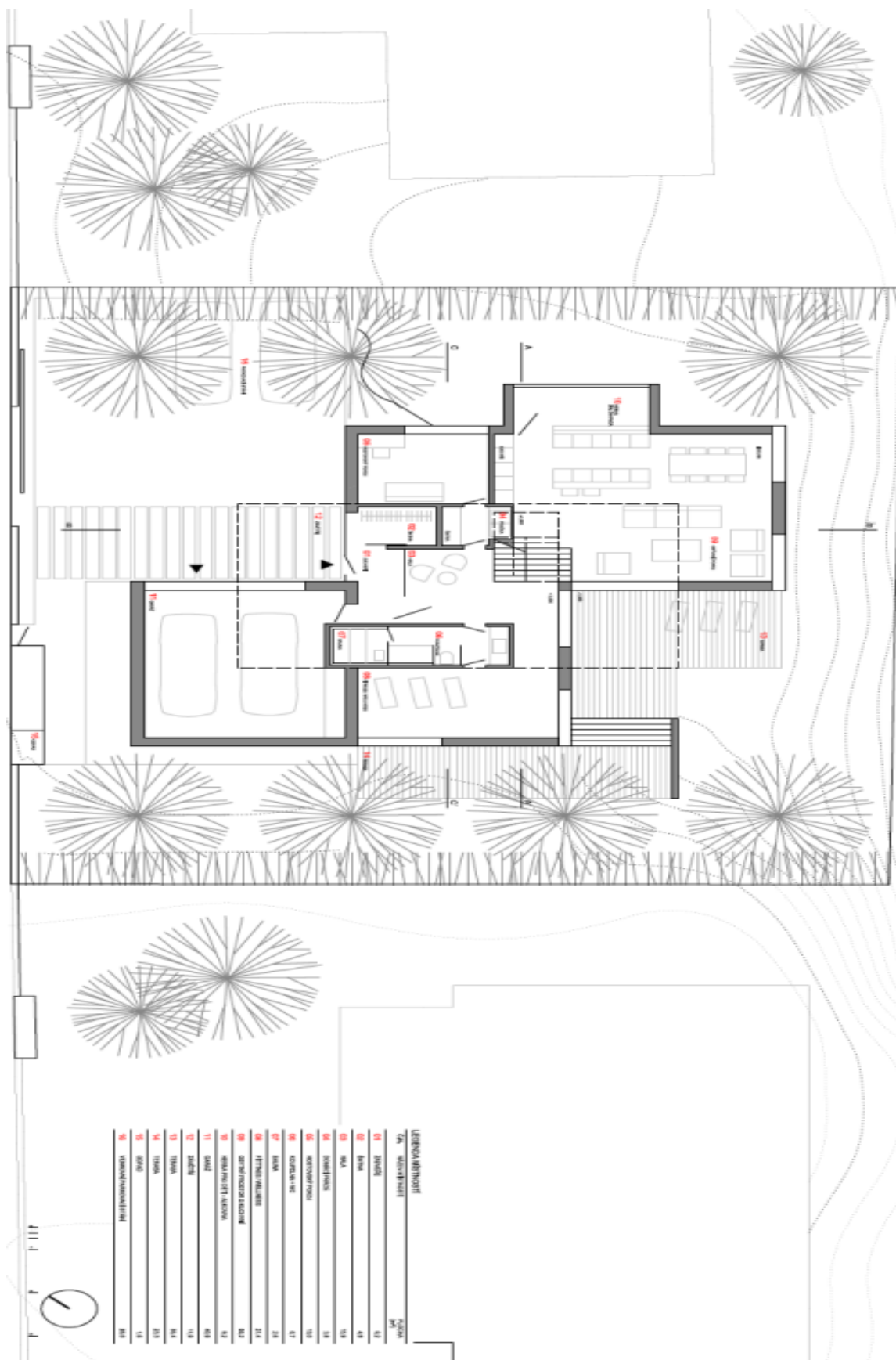




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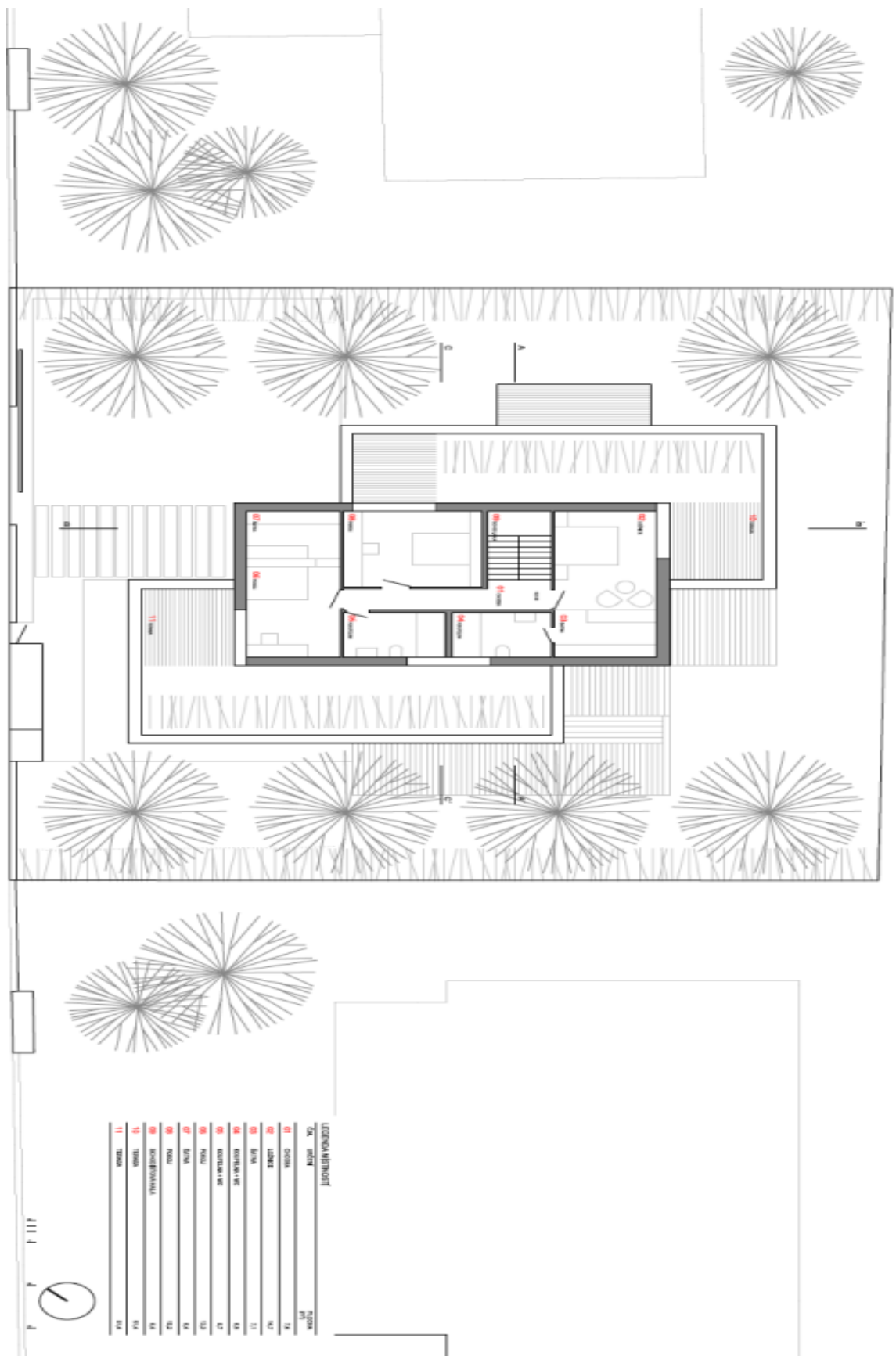




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