



## Land

652 m<sup>2</sup>, Praha-západ, Průhonice, Vřesová

Sold



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Price per sq. m.	25 CZK
Total area	652 m <sup>2</sup>
Land type	Housing
Reference number	32435

This 652 m<sup>2</sup> building plot is situated in an attractive location in a quiet residential area adjacent to Průhonice Park, a UNESCO World Heritage site. An excellent environment for family living thanks to the proximity of nature, a full spectrum of services, and easy access to Prague.

The flat plot of land with mature trees is ideally suited for the construction of a family house. **Utilities** (electricity, water, gas, sewerage) are on site, and there is also a water well. By purchasing the neighboring plot, it is possible to increase the area by 1,459 m<sup>2</sup>.

The land is situated in a location with plenty of greenery. The neighboring extensive Průhonice Park is an ideal place for long walks in the woods, through meadows, around ponds, waterfalls, and to beautiful viewpoints. In Průhonice, there is a kindergarten and an elementary school, several restaurants and cafes, a cinema, sports and children's playgrounds, and shops. Other services are found in neighboring Čestlice with a shopping and entertainment zone, an **aquapark**, and a **dendrological garden**. It is easily accessible not only by car but also by bus - 12 minutes from the Opatov metro station. Within a short driving distance, there are 2 international schools: **Sunny Canadian School and Open Gate**.

Total area 652 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

