



# Land

1 654 m<sup>2</sup>, Prague 9, Klánovice

**Sold**





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**Sold**

Price per sq. m.	8 615 CZK
Total area	1 654 m <sup>2</sup>
Land type	Garden
Reference number	34520

This building plot of land with a total area of 1,654 sq. m. is situated in a residential area of the absolutely quiet and at the same time prestigious neighborhood of Klánovice in Prague 9, near a square and the Cyrilov nature reserve with mixed forests, where rare species of birds and amphibians live.

On a flat fenced-in plot surrounded by tall conifers on one side is a **water well** and a **connection to electricity**. Currently, there is a temporary structure on the plot. Permission to connect to the municipal water supply, sewerage, and gas has been issued. The plot of land is designated as family housing in the zoning plan.

In the first half of the 20th century, Klánovice was a popular destination among Prague's high society, and it has now become synonymous with **luxury residential housing**. It has great train connections to the city center, the ride to the Masarykovo Train Station takes about 20 minutes. The plot is located only 1 bus stop from Klánovice Square and 2 stops from the railway station. Nearby is a kindergarten, elementary, and art school, a restaurant, a cafe, a post office, a pharmacy, or a library. The area is part of the large **Klánovice-Čihadla nature park**, and so the area offers, in addition to clean air and tranquillity, a plenty of sports activities and opportunities to relax in nature.

Total area 1,654 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.