





## Land

907 m<sup>2</sup>, Prague 4, Modřany, Ke Spofě**Sold**

Price per sq. m.	18 743 CZK
Total area	907 m <sup>2</sup>
Land type	Housing
Reference number	37121

This building plot suitable for the construction of a luxury villa is located next to the residential area with the houses from the 1930s. The northwest slope provides beautiful views of the wooded hills above the Vltava River and offers interesting possibilities for the architectural design of the future house.

There are connections to **all networks on the plot**; access is via a new asphalt road. The sloping area is suitable for the construction of a house with a counter or flat roof (possibly **vegetation**). The future house should correspond to the purist character of the newly emerging neighborhood of houses with clean lines, natural materials and decent colors. The new territory will therefore create a comprehensive architectural ensemble.

**A nice location** on the edge of the existing development right next to **the Modřanská Rokle nature park** is within easy reach of all services. Transport connections are provided by buses, the way to Poliklinika Modřany tram stop takes only 2 minutes, and to Smíchovské nádraží metro station - 16 minutes. In the vicinity, there are kindergartens and elementary schools (including international), medical services, shops, cafes, but also **tennis courts**, cinema or library. Nearby is a popular **fitness trail along the Vltava River**, many other routes for walkers and cyclists, sports facilities or a **nine-hole golf course** in Hodkovičky.

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