



805 m<sup>2</sup> Praha 4 20 930 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7282</b>	Price	<b>20 930 000 CZK</b>
Address	<b>Praha 4</b>	Type	<b>Lands</b>
Category	<b>Housing</b>	Land area	<b>805 m<sup>2</sup></b>

## About real estate

We offer for sale a plot of land measuring 805 sqm with an issued building permit for the construction of a luxury family house, located in a quiet residential area of family villas in Modřany. The gently sloping rectangular plot offers beautiful views of the Vltava River valley and is fully connected to utilities.

According to the zoning plan, the land is designated as OB-A, purely residential, for housing. The issued building permit allows the construction of a three-story villa (including a photovoltaic system on the roof) with a usable area of 268 m<sup>2</sup>, 258 m<sup>2</sup> of terraces, and parking for 2 cars. Project documentation is available upon request.

Modřany is known for its natural features - nearby is the Modřanská Gorge and the popular cycling path along the Vltava River, ideal for walking, running, or cycling. The location offers excellent transportation connections to the center of Prague, provided by buses or a tram link. There is also good access to the South Ring Road and the Prague Ring Road. All necessary amenities are within reach, including schools, kindergartens, shops, restaurants, and sports facilities. Healthcare facilities and other services are also available. This is a quiet residential area with a pleasant atmosphere for family living.