



🏠 1 268 m<sup>2</sup> 📍 Ořechová, Sulice, Praha-východ, Central Bohemia 🏠 Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**  
SENIOR SALES SPECIALIST

zdenek.jemelik@luxent.cz  
+420 720 310 300

Order number	<b>N6837</b>	Price	<b>Reserved</b>
Address	<b>Ořechová, Sulice, Praha-východ, Central Bohemia</b>	Type	<b>Lands</b>
Category	<b>Housing</b>	Land area	<b>1 268 m<sup>2</sup></b>
Offer status	<b>Reserved</b>		

## About real estate

We offer for sale a corner plot of 1 268 sqm, located in a quiet development of houses and villas in the village of Sulice. The slightly sloping rectangular-shaped plot with a southern orientation offers several possibilities for use, whether for the construction of a modern villa or a semi-detached house. The land is fully sewerage (sewerage, water, electricity and gas).

According to the zoning plan, it is BI - housing in family houses - urban and suburban. The main use is housing in family houses with possible partial non-residential use. The conditions of the spatial arrangement are according to the definition of a family house and the maximum built-up area of one building with ancillary use on the plot is 250 sqm. The maximum height of the house at the highest point of pitched and shaped roofs is 9 metres and at the highest point of the attic of flat roofs is 7.5 metres.

Another possibility of use is the construction of a semi-detached house, which offers an interesting alternative for two families in the context of sharing the land and the construction costs.

The location has excellent transport accessibility to D1 and the Prague ring road, you can reach Prague in just 20 minutes by car. Bus stop is within walking distance, PID to metro C-Budějovická - 35 minutes. To the future metro station D - Depo Písnice the ride will take 15 minutes by bus. There are complete civic amenities in the vicinity - post office, doctor, pharmacy, Lidl, Tesco shops, children's and workout playground within walking distance. In the village there is a newly built primary school (I. and II. grade) and kindergarten. The construction of a sports gymnasium and a sports oval is currently underway. There are several restaurants and a golf course.