



## Sale of a building plot, 857 sqm, Prague 10 - Záběhlice



857 m<sup>2</sup> Před Skalkami II, Praha 10 - Záběhlice 22 000 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Jan Hudec**

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Order number	<b>N6574</b>	Price	<b>22 000 000 CZK per property</b>
Address	<b>Před Skalkami II, Praha 10 - Záběhlice</b>	Type	<b>Lands</b>
Category	<b>Housing</b>	Land area	<b>857 m<sup>2</sup></b>
Low energy	<b>No</b>		

## About real estate

We offer for sale a unique building plot (according to the zoning plan in the OB regime) in Prague - Záběhlice with a view of the valley of the Hamerský pond. The land area is 857 sqm and offers the possibility of building a family house with a maximum built-up area of up to 400 sqm and a usable area of up to 700 sqm.

This plot is an ideal opportunity to create your own home with panoramic views of the picturesque valley of the Hamer Pond. The quiet location combined with this view provides the ideal setting for relaxation and rest. The land also provides peace and privacy. It is surrounded by greenery (according to the zoning plan in the ZMK - Urban and Landscape Greenery), which contributes to maximum privacy without the possibility of future development in the neighborhood.

On the plot there is a house that is slated for demolition. A valid demolition plan and consent are included in the transaction, which ALSO provides the opportunity to prepare the land for the construction of a house according to your own ideas (utilities and newly built access road is included). Due to its strategic location, all amenities are easily accessible. The proximity of public transport allows quick connections to the city centre and other parts of Prague.

For more information about the plot, its potential and the project documentation of the house, please contact us.