Luxent | Exclusive Properties

822 m² | Klášterní Skalice, Kolín, Central Bohemia | 3 978 480 CZK

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**NP-107**	Price	**3 978 480 CZK**
Address	**Klášterní Skalice, Kolín, Central Bohemia**	Type	**Lands**
Category	**Housing**	Land area	**822 m²**

About real estate

We are offering for sale a building lot with utilities, totaling 822 sqm, in the picturesque village of Klášterní Skalice near Kolín, which presents an ideal opportunity for modern residential development. According to the currently valid zoning plan, the lot is classified in the BV zone, which designates it for the construction of rural-style single-family homes. Regulations allow for the construction of buildings with two above-ground floors and an attic, with the maximum building coverage ratio (including paved areas) set at 30 % of the total plot area.

The plot is part of the Nad Pilířem development project; in Phase 1, we are offering a total of 19 building plots. The complete utility connection of the plots is currently underway (in two phases) under the supervision of the experienced developer VPK Suchý s.r.o. Each plot will have connections to electricity, municipal water, sewer, and a modern fiber-optic cable for high-speed internet. The plots will then be ready for immediate construction of your family home without the need for further infrastructure investments or lengthy administrative procedures, and will become an ideal location for a home office as well as daily commuting to the capital.

The village of Klášterní Skalice combines peaceful living in a natural setting with a rich history dating back to 1345. The village is dominated by the ruins of a Cistercian monastery and a preserved Gothic pillar. The project offers a strategic location for commuting to surrounding towns. All amenities are available in Kouřim, 3 km away, where you'll find a preschool and elementary school, a health center, a post office, grocery and general stores, a train station, restaurants, and cultural landmarks including a museum and an open-air museum. The district town of Kolín is 19 km away, and nearby Český Brod (15 km) provides a fast train connection directly to the center of Prague. A bus stop is just a few minutes' walk from the project. Discover a safe setting for your new home in the heart of history.

Completion of all utilities in the first phase is scheduled for Q4 2026.

The order	Size	Electricity	Water	Gas	Sewerage	Price / m²	Price
NP-104	1 051 m²	230V	Long-distance water supply	No	Public sewer	4 840 CZK	5 086 840 CZK
NP-107	822 m²	230V	Long-distance water supply	No	Public sewer	4 840 CZK	3 978 480 CZK
NP-110	863 m²	230V	Long-distance water supply	No	Public sewer	4 840 CZK	4 176 920 CZK
NP-115	823 m²	230V	Long-distance water supply	No	Public sewer	4 840 CZK	3 983 320 CZK
NP-120	968 m²	230V	Long-distance water supply	No	Public sewer	4 840 CZK	4 685 120 CZK