



## Land

648 m<sup>2</sup>, Prague 5, Smíchov, Na Hřebenkách

€ 1 639 277 | CZK 39 900 000





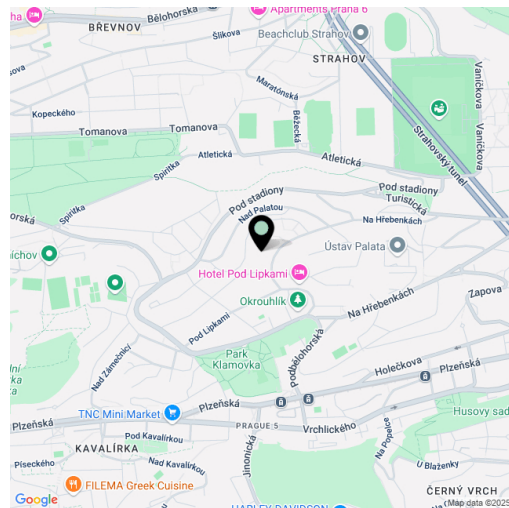


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Price per sq. m.	61 574 CZK
Total area	648 m²
Land type	Housing
Reference number	101417



**This unique corner plot with a total area of 648 sq. m., suitable for the construction of a family house, is located on a southern slope in a quiet part of the Na Hřebenkách residential district with plenty of greenery.**

Access to the land is from two sides, and all **utility networks** are at the edge of it. The **visualizations of a spacious villa** accessible from the lower part of the plot can serve as inspiration. The windows and terrace on the top floor of the future house will offer impressive views of the city. The visualizations were prepared by an architect in accordance with the urban style of the area; prior to construction it will be necessary to apply for a building permit. Alternatively, you can use the currently **valid building permit** for a two-story house with a basement, the foundation of which (in the upper part of the plot) has already been built.

The land is located in the so-called **"stabilized area,"** with the functional use "OB" according to the zoning plan, i.e. **purely residential with a designation for buildings for housing**. This stabilized area means that no major development is expected nearby and any construction must conform to the size and style of the neighboring buildings. The **visualizations of a generously conceived villa** can serve as inspiration. The windows on the upper floor of the future house will offer **impressive views of the city**.

The land is located in a place **rich in greenery**, between historic stately villas and a modern residential project. The district is surrounded by **several parks: Ladronka, Klamovka, Petřínské Sady**, or the **Skalka** natural monument. A kindergarten and an elementary school operate nearby, other civic amenities are within a short driving distance. By bus it is possible to reach the Anděl metro station in 7 minutes; by car you can connect to the city and the Prague Ring Road or to the city center in no time.

Total area 648 m².