



Land

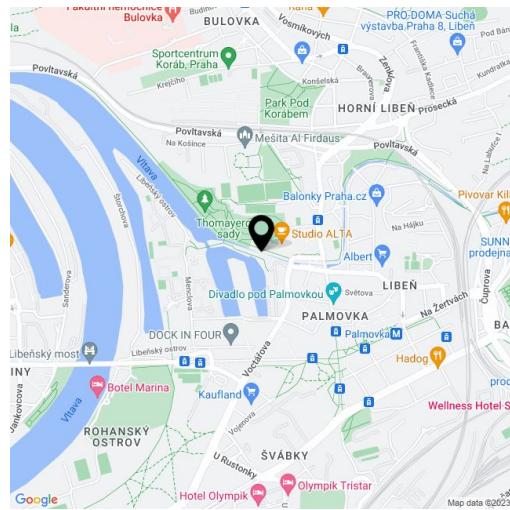
Sold

3 840 m², Prague 8, Libeň, Vočtářova



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|------------------|----------------------|
| Price per sq. m. | 12 240 CZK |
| Total area | 3 840 m ² |
| Land type | Housing |
| Reference number | 102583 |



This unique opportunity to purchase a building plot, an entire peninsula with an area of 3,840 sq. m. with its own beach and the possibility of building a pier located in the wider city center and at the same time in the middle of nature, in Prague 8 - Libeň, near the Palmovka metro station, in a dynamically developing area near the Libeň port. The building permit is for a family house, but the construction of commercial premises is also possible.

The flat plot of land is accessible via a **local specially built road**, and the building can be connected to the **existing** sewerage system, water supply, electricity, and CETIN optical cable connections. **The building permit**, which became valid in June 2023, is for the **construction of a family house** with two above-ground and one underground floors, **an elevator, a wine cellar, an indoor swimming pool, a photovoltaic power plant with battery storage**, and a ground-to-water heat pump (with 7 ground wells).

A nice place right next to **Thomayer Park** between the **Rokytká Stream** and a **dead-end branch of the Vltava River**, a 10-minute walk from the Palmovka metro station and tram stops, and so **a complete infrastructure** is within reach. By car, it is possible to easily access the **highway** and a **tunnel complex**.

Total area 3,840 m².