

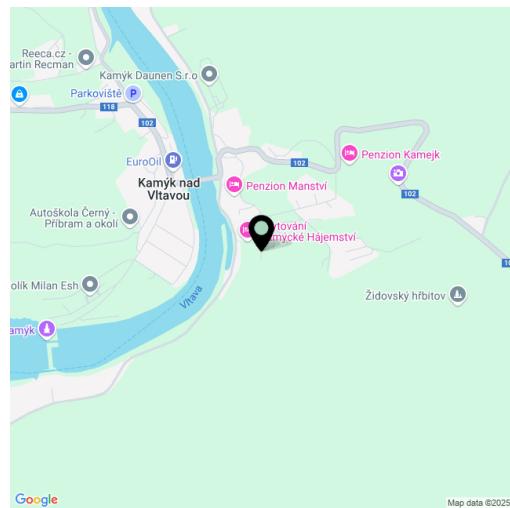


3 274 m², Příbram, Kamýk nad Vltavou



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Price per sq. m.	2 440 CZK
Total area	3 274 m ²
Land type	Housing
Reference number	104463



A unique investment opportunity in the heart of the Vltava River region: a contiguous set of building plots with a total area of 3,274 m², complemented by an additional adjoining 4,786 m² of forest, situated on a sunny south-facing slope with views of the Kamýk Reservoir. Located at the end of a cul-de-sac, the property offers absolute privacy, immediate proximity to the forest, and breathtaking views that will remain permanently preserved thanks to the terrain configuration.

The plot is designated under the zoning plan for the construction of a **family residence** with two above-ground floors. Currently, a **cottage built in the 1940s** with a stone basement stands on the site and may serve as a base during the realization of the architectural project. Key advantages of the property include its **southerly orientation**, elevated position with **uninterrupted views of the river meander**, complete tranquility, and the absence of any industry.

The electricity connection is located at the boundary of the plot, sewerage is just 5 m from the property, and the water supply is available within 72 m. A **drilled well** is located directly on the plot. The total area of 3,274 m² can be divided into **two separate building plots**. The buildable part is followed by a **well-maintained mixed forest** covering more than 4,500 m², predominantly consisting of **pine, larch, and oak trees**.

Kamýk nad Vltavou represents an ideal combination of **unspoiled nature** and **modern living**. The municipality, awarded the title **Green Municipality of the Year 2024**, prides itself on its environmentally responsible approach and high quality of life. Direct access to the water will be especially appreciated by sailing and water sports enthusiasts, while others will enjoy kilometers of bike paths and hiking trails in the **picturesque Vltava River region**. Restaurants and other services are within walking distance, and excellent connections to Prague are ensured by the D4 highway as well as direct bus services to Smíchov Railway Station.

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