



Land

14 757 m², Prague 10, Kolovraty, Do Lipan

€ 1 331 142 | CZK 32 400 000





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Price per sq. m.	2 196 CZK
Total area	14 757 m ²
Land type	Housing
Reference number	108413

This plot with a total area of 14,757 m² suitable for various types of use is located in a quiet part of Kolovraty, on the southeastern edge of Prague between Uhříněves and Říčany, just 5 minutes from the access to the D1 highway and the Prague Ring Road, and only 25 minutes from the city center. Convenient transport is also provided by a direct train line to the Main Railway Station. Full civic amenities are offered in the area.

A south-facing flat site is, according to the zoning plan, spread across 4 types of land-use areas and can be divided, for example, into 2 building plots with large gardens:

- purely residential areas: approx. 2,817.21 m²
- partially urbanized recreational areas: approx. 6,362.57 m²
- urban and landscape greenery: approx. 4,090 m²
- forest stands: approx. 515.31 m²

The site area adjoins an existing residential development of family houses, with access from Na Jílech Street, where connections to utility networks are available.

The Prague-Kolovraty district is located in a highly sought-after area in the southeastern part of Prague. The village features a primary school, kindergarten, post office, medical center, shops, an outdoor swimming pool, sports facilities, and restaurants, with further services easily accessible in nearby Říčany and Čestlice. The surroundings are perfect for outdoor activities, offering numerous educational trails, hiking routes, and cycling paths. The center of Prague is conveniently reachable by train or car, while a bus service provides a direct connection to the Metro C station, Háje. Access to both the D1 motorway and the Prague Ring Road (Pražský okruh) is just 5 km away.

Total area 14,757 m².

