



Land

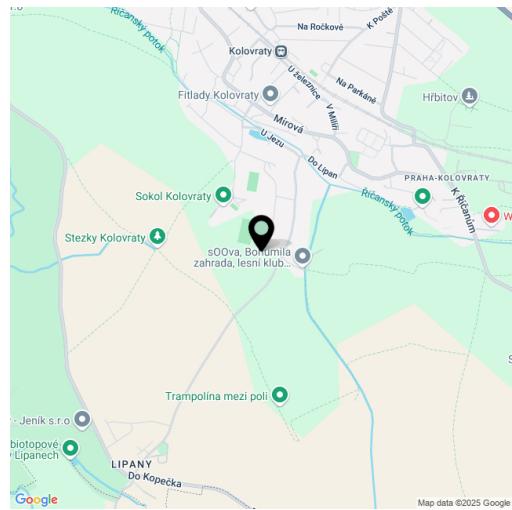
€ 1 331 142 | CZK 32 400 000

14 757 m², Prague 10, Kolovraty, Do Lipan



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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.