



## Land

388 m², Prague 10, Vršovice

€ 813 476 | CZK 19 800 000







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Price per sq. m.	51 031 CZK
Total area	388 m²
Land type	Housing
Reference number	108953

**This attractive plot, with planning permission for a family home (1 basement + 2 above-ground floors), lies on the border of Vršovice and Vinohrady in a peaceful cul-de-sac just steps from beautiful Havlíčkovy Sady Park.**

The plot is sloping; **utility networks** are located at the boundary of the property, and access is provided via an asphalt road with public lighting. The building permit allows for the construction of a family house with a floor plan measuring 6.60 m x 18.60 m. Heating is designed to be provided by a heat pump; connection to the gas network is also possible.

**The attractive location** lies within existing residential development, with full civic amenities in the surrounding area. Within walking distance are schools and kindergartens, shops, cafés, restaurants, and sports facilities. Just a few steps away are the **romantic Havlíčkovy Sady Park**, and nearby are also **Heroldovy Sady Park** and the **bike path along the Botič stream**. Easy access to the city center is ensured by trams and trains from the nearby station, and a station of the future metro line D will also be within a 15-minute walk.

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