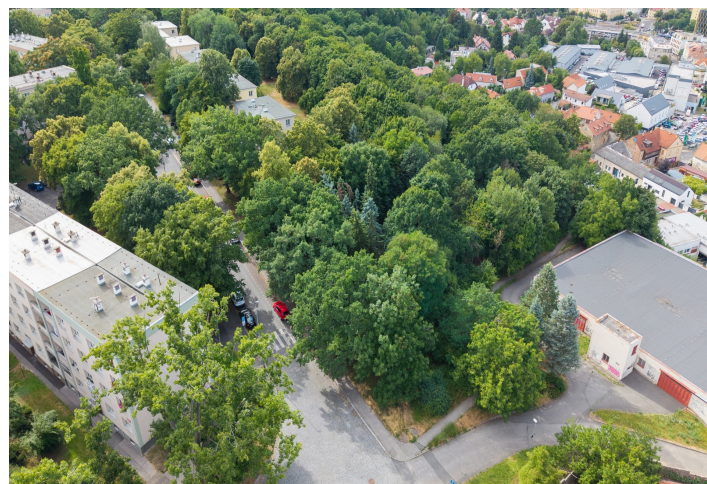




Land

12 337 m², Prague 6, Veleslavín, Na Okraji

€ 1 663 928 | CZK 40 500 000



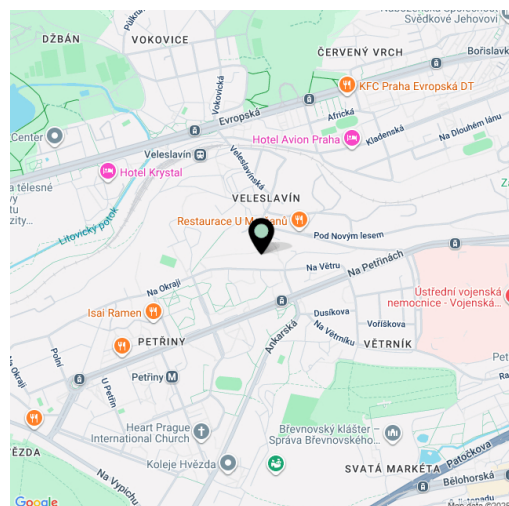


Land

12 337 m², Prague 6, Veleslavín, Na Okraji

€ 1 663 928 | CZK 40 500 000

Price per sq. m.	3 283 CZK
Total area	12 337 m ²
Land type	Other
Reference number	109802



This set of plots located in an attractive part of Prague 6 – Veleslavín is an exceptional investment opportunity. According to the valid zoning plan, these are predominantly areas designated as ZMK (urban and landscape greenery), with a smaller part intended for construction use (residential development and related infrastructure). The area has long been among the most sought-after locations in Prague for both residential and commercial use, thanks to its prestigious character and strategic position close to the city center and Václav Havel Airport.

The wooded plot is accessible via a local road and adjoins the original residential development. According to the zoning plan, **12% of the area, i.e. 1,529 m², falls within a purely residential zone (OB)** with permissible use of the building for residential purposes, apartments in non-residential buildings, extracurricular facilities for children and youth, kindergartens, outpatient medical facilities, social service facilities, and others. The remaining area is classified as **urban and landscape greenery (ZMK)**, intended for landscape greenery, recreational meadows, playgrounds, small water features, garden restaurants, and other uses.

This exceptional green location is within walking distance of Veleslavín Chateau, the popular **Hvězda game reserve**, sports facilities at Ladronka, and the **Břevnov Monastery Brewery**. Excellent transport accessibility is ensured by the **Nádraží Veleslavín metro station (line A)**, tram and bus stops, as well as **train connections** from Praha-Veleslavín station. The surrounding area offers complete civic amenities – kindergartens and elementary schools, shops, cafés, restaurants, and medical services. Veleslavín also borders the beautiful **Divoká Šárka** nature reserve.

Total land area 12,337 m².