



Land

4 226 m², Praha-východ, Kunice, Lipová

€ 1 273 624 | CZK 31 000 000



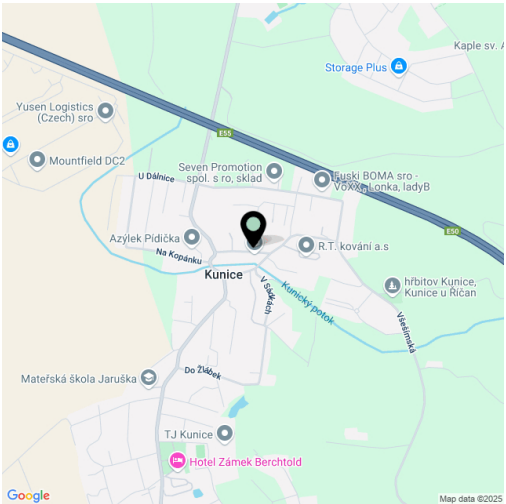


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Price per sq. m.	7 336 CZK
Total area	4 226 m²
Land type	Housing
Reference number	109850



A plot with a total area of 4,226 m² and a valid building permit for the construction of a prestigious family villa is located in a future residential area near Velké Popovice, in the picturesque landscape made famous by Josef Lada. The location is just a 25-minute drive from the center of Prague via the highway.

The plot is located on gently sloping southeast-facing plot, with access provided by a new asphalt road featuring public lighting and landscaped greenery. A 25% building coverage ratio ensures ample privacy. The plot was created by merging two parcels in accordance with the municipality's zoning plan, and therefore cannot be sold separately.

A valid building permit (until December 31st, 2026) allows for the construction of a generously designed two-story house with a 5-bedroom (6+kk) layout, a private fitness area, a garage for five cars, and a drilled well. The plot is unique because it's directly adjacent to a forest and a small stream, and ready for immediate construction — all utility connections are in place: electricity, gas, public water supply, sewerage, and an optical data network.

The plot lies in close proximity to the Velkopopovicko Nature Park and offers stunning views of the Posázavská hills area. Prague is quickly accessible due to the nearby D1 highway - the edge of Prague can be reached in about 15 minutes. Civic amenities are located in nearby Velké Popovice and Mirošovice. Cycling and hiking path, the popular sightseeing destination Berchtold Castle, and the former Velké Popovice Stronghold with a famous traditional brewery are all nearby.

Total area 4,226 m².

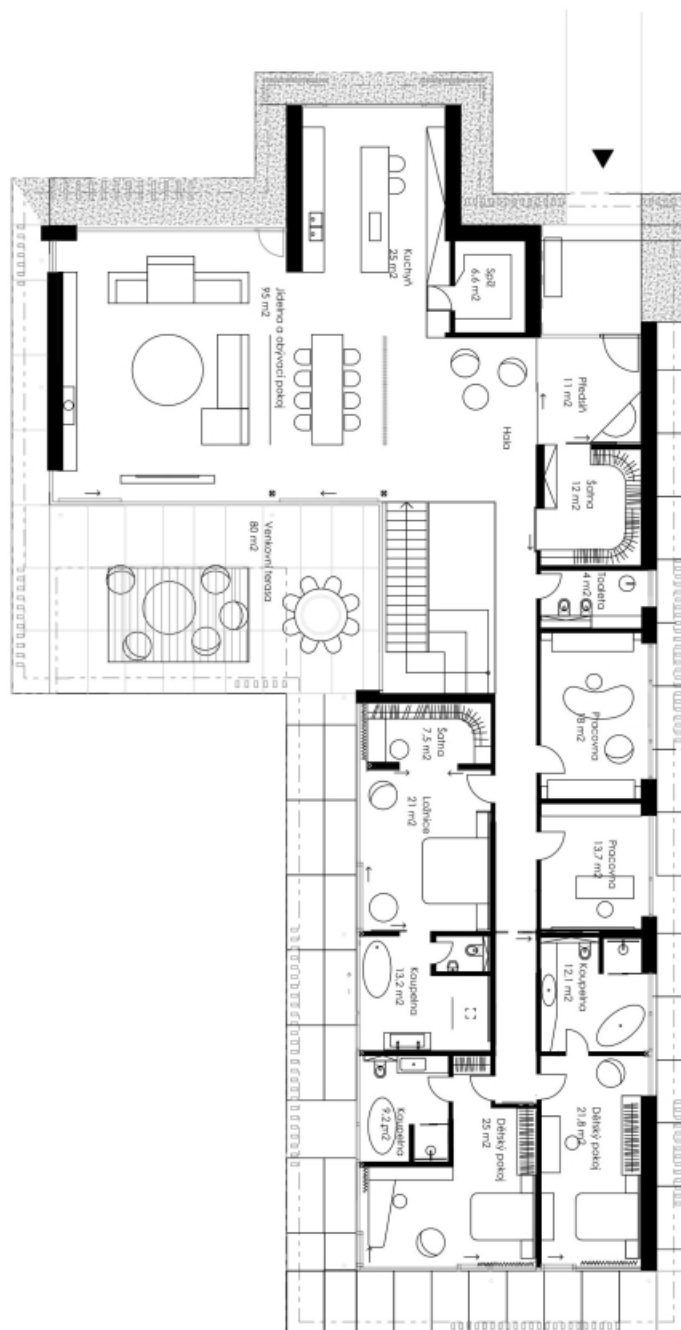
Option to assume an existing mortgage (2.29% interest rate, fixed until 2031, outstanding balance CZK 12.5 million).



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