



Land

4 069 m², Nymburk, Hradištko, Kersko

€ 562 859 | CZK 13 700 000



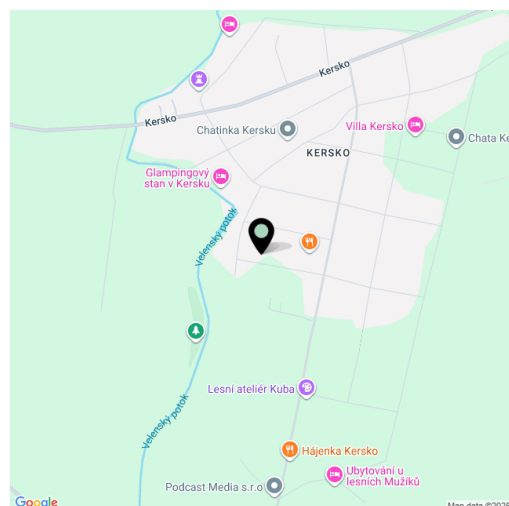


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Price per sq. m.	3 367 CZK
Total area	4 069 m ²
Land type	Housing
Reference number	110411



This flat 4,000 m² plot of land, with a layout designed by an architect, is situated in a beautiful and peaceful location next to a protected peat meadow in the popular recreational area of Kersko, approximately 25 km from the outskirts of Prague.

The fenced plot has an **optimal rectangular shape** and contains no structures requiring demolition. It is covered with deciduous and coniferous trees (pines, spruces, birches), highlighted by **two majestic oaks**, with a small **stream** running nearby. Electricity with sufficient capacity is available at the boundary of the property, and a water main runs along the main road about 300 m away; alternatively, a well can be constructed.

According to the valid zoning plan, up to 10% of the land may be developed, allowing for a building footprint of 400–600 m². A two-story family house can be built; in the case of a single-story building, the allowable footprint is increased by 5%. An inspiring **study for a single-story bungalow** is available, featuring a spacious living area with an open plan kitchen and access to the terrace, two bedrooms, a study, a library, a wellness zone with a sauna, utility and technical facilities, covered parking for two cars, and an outdoor swimming pool.

The **excellent location** lies directly next to the protected natural monument “**Slatinná louka u Velenky**.” Nearby, there is a well-known restaurant associated with the writer **Bohumil Hrabal**. Civic amenities can be found in Hradištko and the nearby town of Nymburk. Transport connections are ensured by regular bus lines: from the bus stop in the village of Velenka, there are frequent direct connections to Prague, to the Černý Most metro station (37 minutes). Travel by car is also fast and convenient via the D11 highway.

Total area 4,069 m².

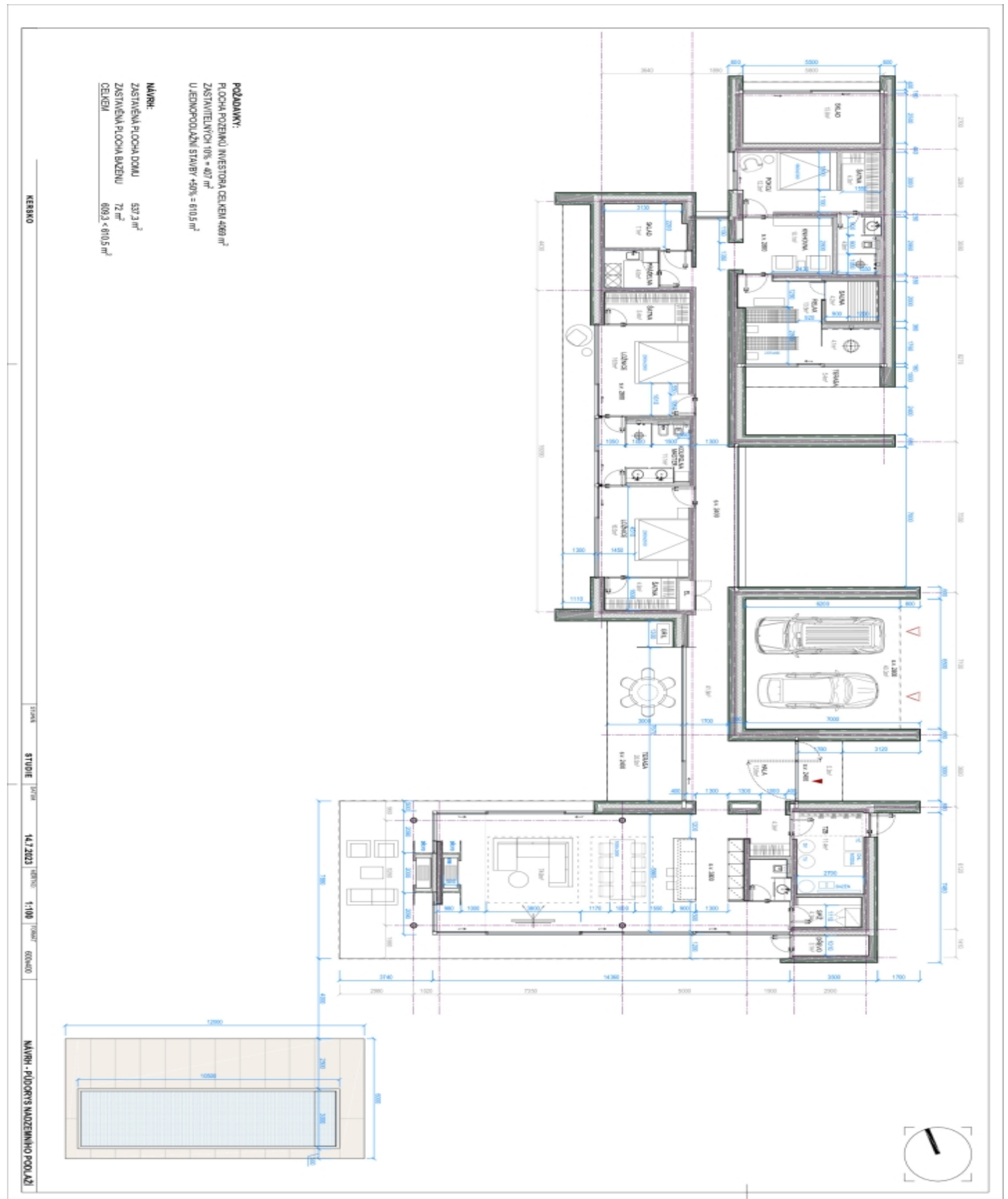


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