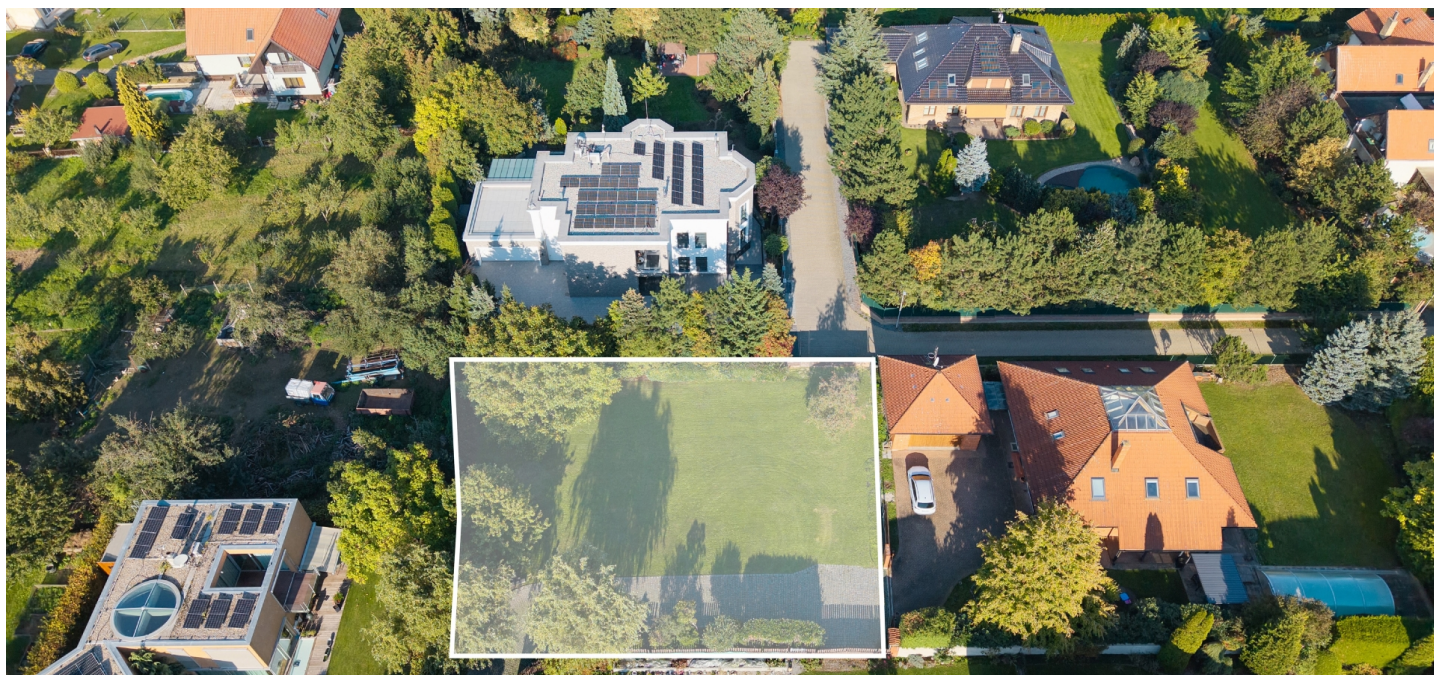




## Land

945 m<sup>2</sup>, Praha-západ, Průhonice, Pomněnková

€ 1 025 062 | CZK 24 950 000







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945 m<sup>2</sup>, Praha-západ, Průhonice, Pomněnková

€ 1 025 062 | CZK 24 950 000

Price per sq. m.	26 402 CZK
Total area	945 m <sup>2</sup>
Land type	Housing
Reference number	110759

This flat building plot with a regular shape is located in the immediate vicinity of Průhonice Park, in an absolutely quiet and safe part of the village of Průhonice, which is considered one of the most exclusive locations in the Central Bohemian Region.

According to the zoning plan, the plot is designated for **residential development with a buildability ratio of 24%**. The land is connected to the main sewer system, with access to other **utility networks** nearby. The property also includes an **easement—an access road** located on the neighbouring plot with an area of approximately 275 m<sup>2</sup>, bringing the total area of the property to about 1,220 m<sup>2</sup>.

**Průhonice** is one of the most sought-after locations in the vicinity of Prague, thanks to its exceptional combination of convenient access to the city center and the natural beauty of the expansive **Průhonice Park** with its historic chateau. The surrounding area offers numerous cycling and walking trails for outdoor recreation. The village provides full civic amenities, including a kindergarten, primary and art schools, children's playgrounds, a medical center, a pharmacy, banks, and a wide selection of restaurants and cafés. Průhonice is also home to the Institute of **Botany of the Czech Academy of Sciences** and the Silva Tarouca Research Institute, which manages the well-known **Dendrological Garden**. Extensive shopping and leisure facilities are available in the nearby **commercial zone in Čestlice**. Excellent transport accessibility is ensured by the nearby exits from the Prague Ring Road and the D1 highway, as well as bus connections from the Opatov metro station.

Plot 945 m<sup>2</sup>.

