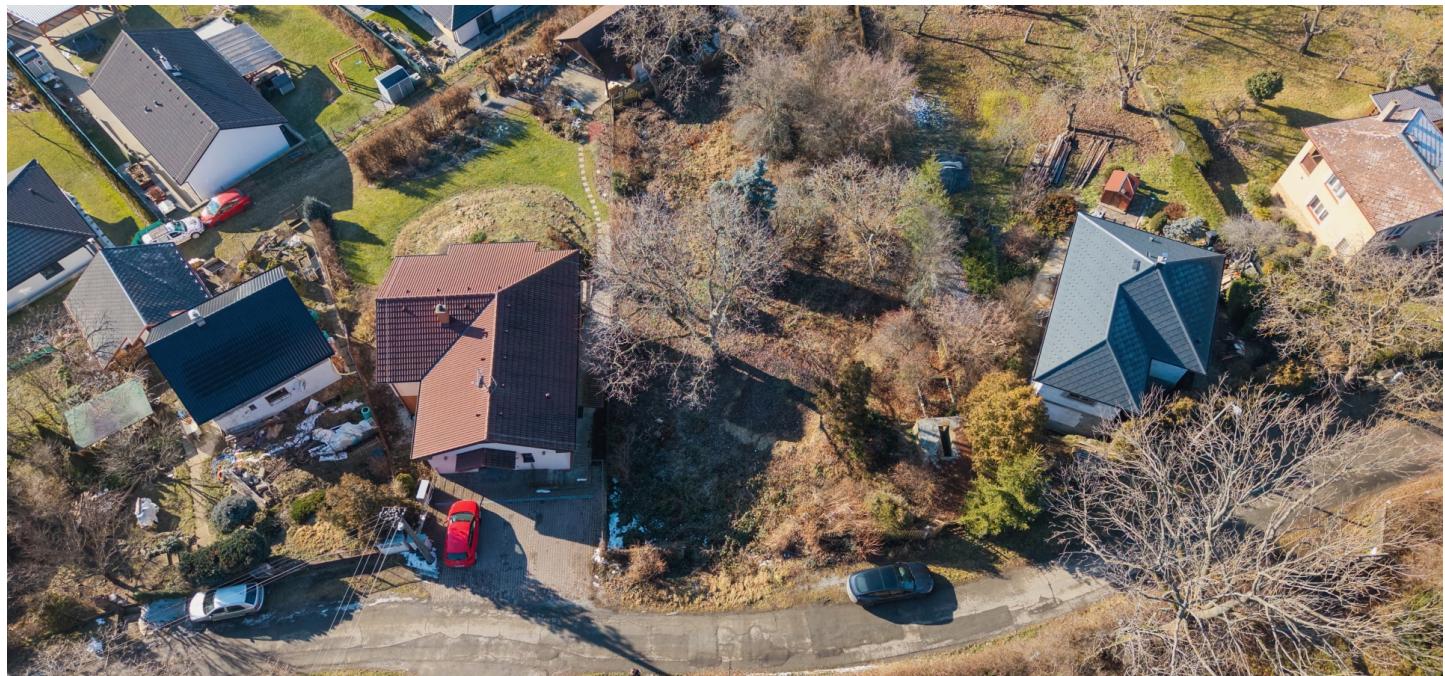




Land

€ 283 484 | CZK 6 900 000

1 016 m², Praha-západ, Jílové u Prahy



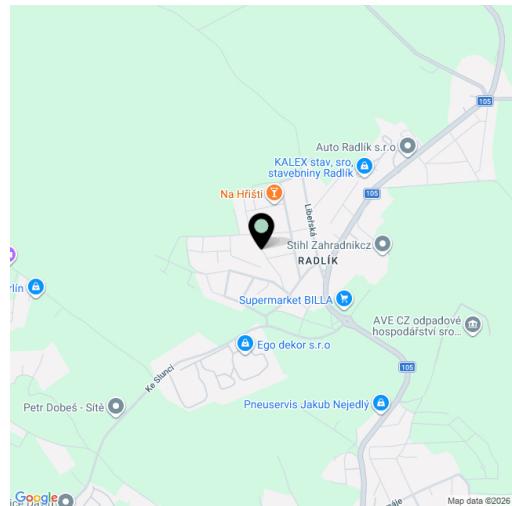


Land

1 016 m², Praha-západ, Jílové u Prahy

€ 283 484 | CZK 6 900 000

Price per sq. m.	6 791 CZK
Total area	1 016 m ²
Land type	Housing
Reference number	111641



This building plot on a sunny southwest-facing slope in the municipality of Jílové u Prahy, Radík District, offers a unique opportunity to create a home exactly according to your own vision. The location is ideal for family living, set amid greenery with open views of the landscape of the Central Bohemia Nature Park.

The plot already has **electricity and water connections**; a municipal sewer system is planned, but at present wastewater must be handled via a holding tank. Convenient access to the plot is provided by a local asphalt road. The sloping land conceals a **garden** with rhododendrons, spruce trees, and two majestic walnut trees. **A study for a family house is available, the maximum site coverage ratio is 0.3.**

A major advantage of this location is its excellent transport accessibility to Prague, both by car (35 km) and by bus with direct connections to the **Budějovická** metro station (line C). The plot is situated in a quiet part of the municipality, yet close to the village center, where a grocery store, supermarket, and drugstore are located. A green hiking trail leads less than 2 kilometers to the center of **Jílové**, which offers a renowned café, several restaurants, shops, and additional services. The municipality also features a kindergarten, elementary and art schools, a community center, and a regional museum. The beautiful surrounding countryside is predominantly hilly and therefore especially popular with hikers, many of whom head to the Pepř lookout tower. The Posázaví cycling trail also runs through the village.

Total plot area 1,016 m².