



Land

Sold

1822 m<sup>2</sup>, Prague 9, Újezd nad Lesy, Starokolínska





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Price per sq. m.	4 391 CZK
Total area	1 822 m <sup>2</sup>
Land type	Housing
Reference number	27072

Flat plot of land for sale, located in an area of an original housing development at the edge of Prague. The area has everything that is needed for comfortable family living - it is within walking distance of a school and kindergarten and a lush forest (perfect for sports & leisure), and at the same time offers easy access to the center.

There is a house on the land which is **intended for demolition**. The large garden faces a **quiet residential area**. There are **two wells** on the plot and also a **water supply**. Sewerage is at the border of the plot. Both the plot and the immediate neighborhood have **matured trees**.

The kindergarten and elementary school are 600 meters away from the property, while you can find a supermarket, gas station, pharmacy and a candy store closer. In the neighborhood there is a restaurant, **wellness center, salt cave, sauna and a swimming pool**. A short walk takes you to **Klánovice forest** with a hiking / nature trail and biking tracks. A few steps from the property there is a bus stop, connections take 1 minute to the kindergarten and the school and 3 minutes to the **Běchovice railway station**, where there is a parking lot P + R. From there, trains run 22 minutes to the **Masarykovo nádraží station**. Easy access from the **Prague Ring Road** and the **D10 and D11 motorways**.

Built-up area and courtyard 363 m<sup>2</sup>, garden 1459 m<sup>2</sup>.

