



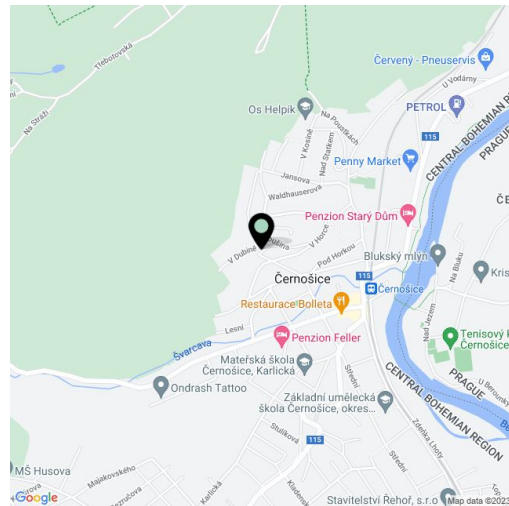


Land

Sold

1 909 m², Praha-západ, Černošice, V Dubině

Price per sq. m.	7 019 CZK
Total area	1 909 m ²
Land type	Housing
Reference number	27640



This south-facing land of less than 2,000 square meters, perfect for the construction of a family house, is situated in an attractive location in the sought-after residential area of old Černošice, a few steps from a protected forest. Part of the sale is also a complete study of the house with project documentation from the Kunc architectural studio and an elaborate survey of the gardens by the Partero landscape architects.

The study suggests a non-cellar flat-roofed house with two floors, a garage and sheltered parking space. Recuperation and the air-to-water heat pump will provide the house with **low operating costs**. The study also includes an **outdoor swimming pool** and rainwater drainage into the tanks (for irrigation of the garden).

The house could feature 3 bedrooms, a living room with kitchen and dining area and adjoining sunny garden terrace (2 more terraces with a beautiful view), study, 2 bathrooms, 3 toilets, storage and utility room. There are 5 parking spaces (2 in the garage and 3 covered). All necessary surveys are carried out; the documentation also includes projects for an electronic security system and a camera system. There are two demolition houses on the plot.

A very quiet location with minimal transportation **provides complete privacy**: the access is from a blind street only for residents. At the same time, the location is within a quick range of local services: there are several kindergartens (including international ones), a primary school, a supermarket, several restaurants, a pharmacy, a post office, a cinema and a winter stadium. The car journey takes about 30 minutes to the city center, a train (18 minutes to the metro station) is also available. The land is located just a few steps from the border of the **protected landscape area of Český kras**.

Total area 1,909 m².