





Land

Sold

1 255 m², Prague 6, Dejvice, K Dubovému mlýnu

Price per sq. m.	14 215 CZK
Total area	1 255 m ²
Land type	Housing
Reference number	30303

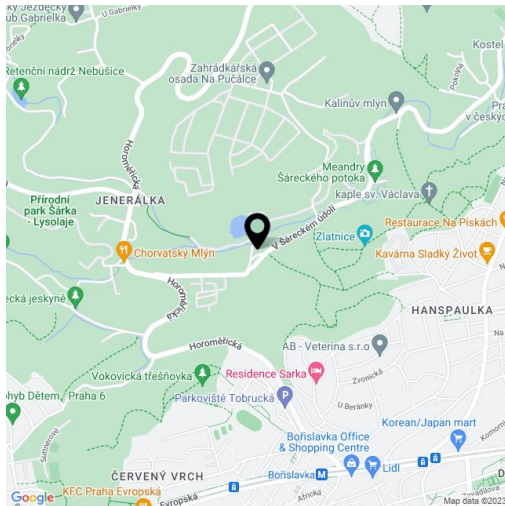
Unique offer of a building plot of 1,255 sq. m., set in an exclusive location in the Šárka-Lysolaje nature park. Perfect privacy, clean air, silence, and surroundings that are ideal for hikes and day trips yet within easy reach of public transport links, the city center, the airport, and prestigious schools. Part of the purchase price is an architectural study with a building permit for a four-story family house.

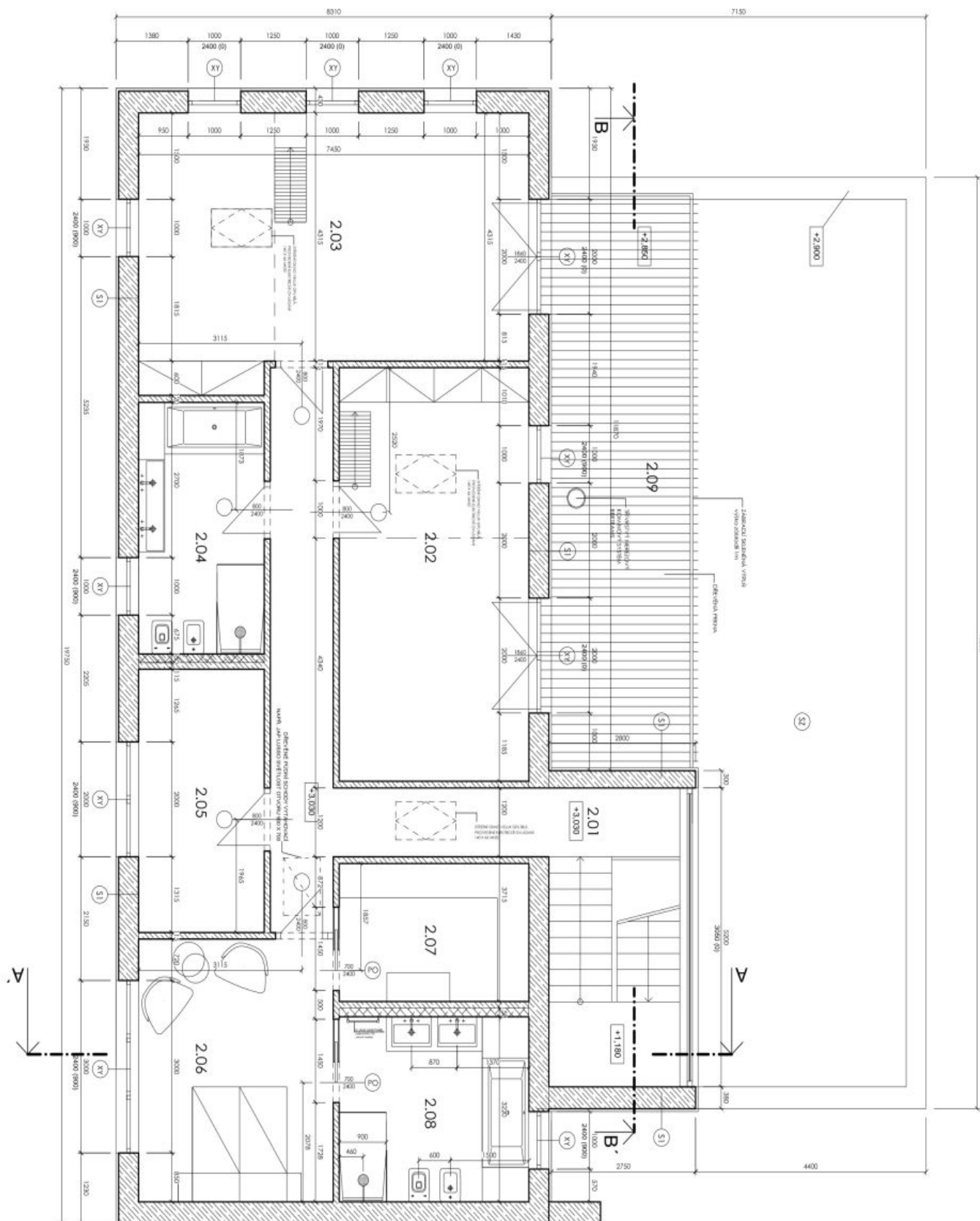
This **flat land** enclosed by a **brook and mature trees** is connected to electricity, the water supply, and sewerage. A family house with up to 4 floors (2 underground, 2 above-ground, and an attic) can be built, the built-up area can be up to 295 m². The SM ARCHITECTS project includes 3 parking spaces (2 in the garage and 1 outdoors).

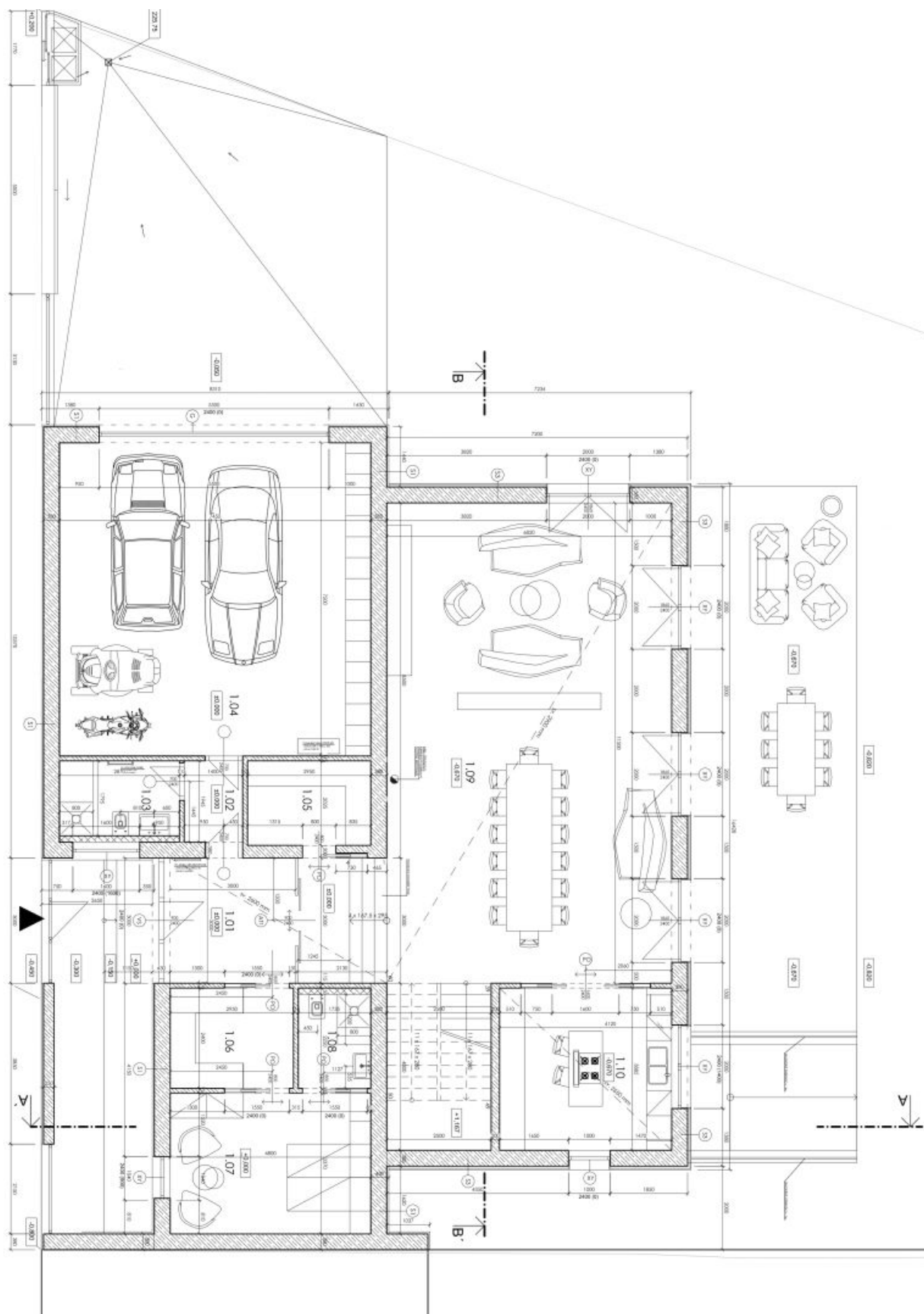
The Šárka Valley with more than **25,000 hectares of natural greenery** provides stunning views of the surrounding hills. The Litovický and Šárecký creeks flow through the valley and meet in a place called Oak Mill (Dubový Mlýn). The property is a 5-minute drive from **Evropská Street**, the main access road from the airport, and an **8-minute bus ride from the metro and tram station**. Within a short distance, there are several international kindergartens and schools (ISP in Nebušice, Riverside in Sedlec, or Global Preschool within walking distance). The surrounding area provides plenty of opportunities for pleasant walks or bike rides.

The bid price is in the form of selling business shares. Possibility to buy only the property at a price of CZK 20,700,000.

Total area of 1,255 m².









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