



**Land**

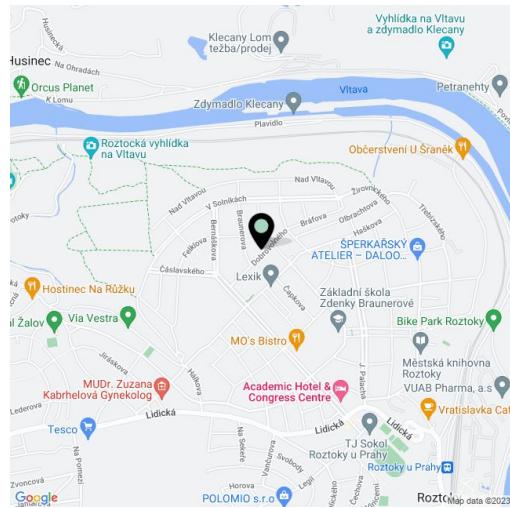
**Sold**

781 m<sup>2</sup>, Praha-západ, Roztoky, Dobrovolného



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Price per sq. m.	12 740 CZK
Total area	781 m <sup>2</sup>
Land type	Housing
Reference number	42010



**This sunny corner plot with a permit to build a family house and a double garage is located in a residential part of the small town of Roztoky, which is a popular place to live in the immediate vicinity of Prague and within easy reach of the airport.**

There is a connection to utility networks (sewerage, water supply, gas, electricity) on the **flat plot of land**. According to the approved building plan, a 2-story family house with a **winter garden and a double garage** can be built here, the permitted built-up area is 171 sq. m. In addition to the double garage, 2 outdoor parking spaces are included in the plan, and a **south-facing garden terrace** can adjoin the house.

The land is located near a playground or bistro, less than a 10-minute walk from an elementary school and public and private kindergartens. The town has a supermarket and many smaller shops, medical services, cozy cafes, and restaurants. The **Riverside Prague International School** in Sedlec and the **ISP** in Nebušice, as well as the **campus of the Agricultural University** in Suchdol, are all a short drive away. Roztoky has fast bus and train connections to Prague, and ferries provide a connection to the right bank of the Vltava River all year round. The surrounding area is interwoven with hiking and cycling trails, such as the **Levý Hradec fortified settlement** with beautiful views or the **Tiché Valley** along the **Únětický Brook**.

Total area 781 m<sup>2</sup>.

The approval for the implementation of the announced construction plan was issued on February 28th, 2022.