



## Land

710 m<sup>2</sup>, Prague 6, Dejvice, Pokojná

**Sold**







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Price per sq. m.	29 437 CZK
Total area	710 m <sup>2</sup>
Land type	
Reference number	42927

This unique plot of land with wonderful views of the Church of St. Matthew is set in the natural environment of the Šárecký Valley, in a perfectly quiet place surrounded by a nature park. This unique part of Prague 6 in Šárecké Valley is located within easy reach of all services, international schools, and the airport.

According to the valid zoning plan, the plot of land measuring 710 sq. m. is suitable for the construction of a **family house**, the **study** of which is part of the offer. The coefficient of the building's gross floor area is 0.3 (i.e. **208.93 sq. m.**). There are complete **utility networks**. Access to the land is via an asphalt road.

A **lucrative and highly desirable location** with only a few family villas surrounded by **large gardens**. The land has direct unobstructed views of the **Church of St. Matthew**, which is impressively illuminated in the evening. The beautiful surroundings are interspersed with **hiking and biking trails**. The **Global Preschool**, the prestigious **ISP** in Nebužice, the **Riverside School** in Sedlec, and the **ČZU** campus are within short driving distance. A bus stop with connections to the Podbaba tram stop and the Dejvická metro station is also close-by.

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