



## Land

2 693 m<sup>2</sup>, Praha-východ, Ondřejov, Ke Hrázi

€ 259 585 | CZK 6 500 000





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Price per sq. m.	2 414 CZK
Total area	2 693 m <sup>2</sup>
Land type	Housing
Reference number	101385

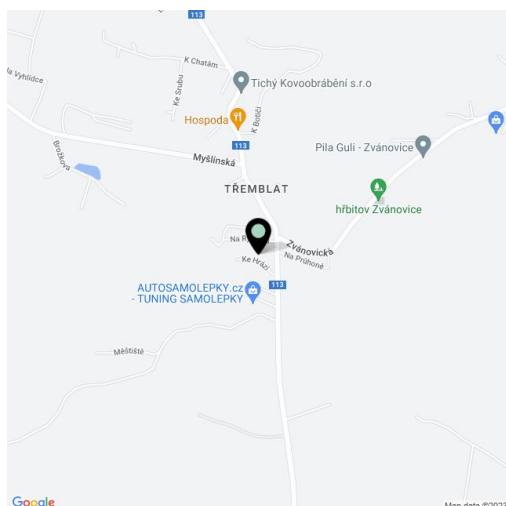
**This plot of land with a valid building permit for the construction of a family house is located in a quiet place in the village of Ondřejov, which is part of the picturesque Josef Lada region, situated within a short driving distance from Prague.**

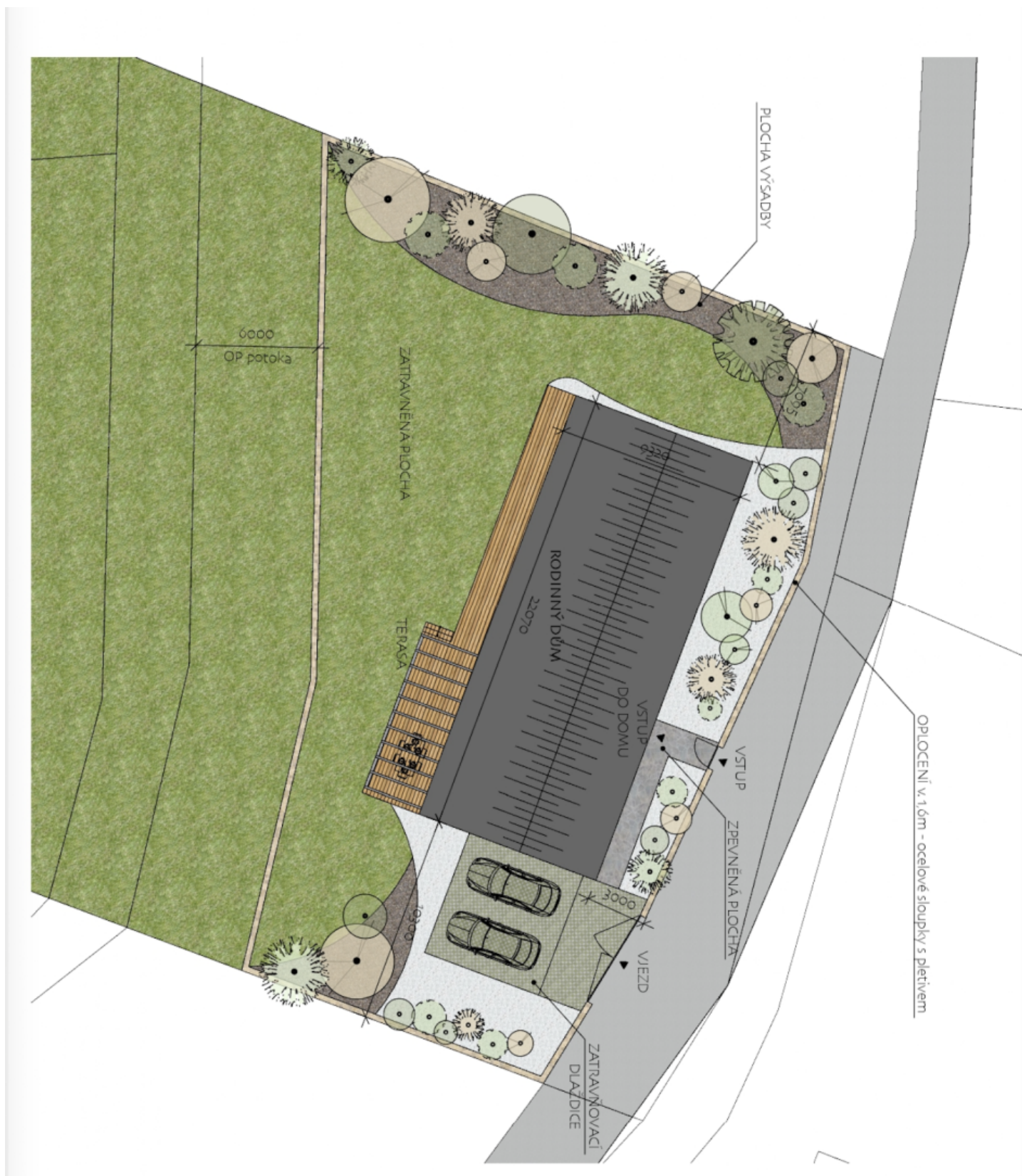
**The flat and easily accessible** plot of land with a total area of 2,693 sq. m. is divided into two plots; **the building plot has an area of 1,201 sq. m.** Both parts are divided by a **stream**.

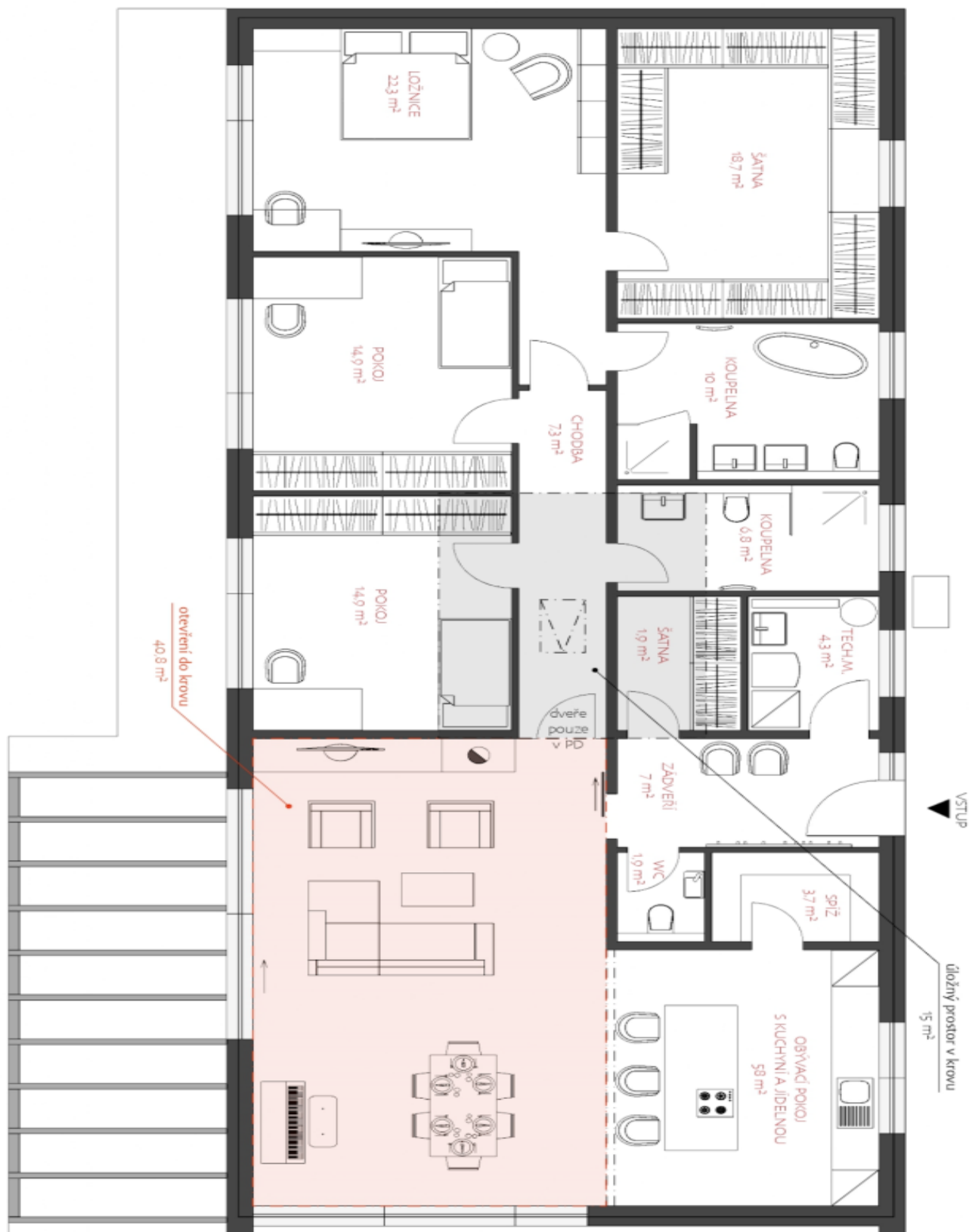
Access is via a local asphalt road; **electricity** connection is ready. The offer includes a **valid building permit for a family house and a water well**. The buildability coefficient has an upper limit of 25%. The house is designed as a **wooden building - a bungalow** with a living area of approx. 180 sq. m. and an outdoor parking space. The proposed house includes a living room with a kitchen, a dining room, and outdoor terrace, a master bedroom with an ensuite bathroom and walk-in closet, 2 other bedrooms, a bathroom, a dressing room, a utility room, a separate toilet, a pantry, and a vestibule. Possible modifications can be made by changing the structure prior to completion.

The area is part of the Ondřejov municipality called Třebлат. A kindergarten and elementary school, shops, restaurants, and a cafe are within a short driving distance. A few steps from the property is a **suburban bus stop**, which can be used to get to the Háje metro station without having to change trains, and there are fast and frequent **train connections** from neighboring Mnichovice to Říčany or Prague, and by car you can connect to the D1 highway and the Prague Ring Road in no time. Ondřejov is located in the middle of picturesque nature, which is crisscrossed by **hiking, nature, and bike trails**, and the **Voděradské bučiny** national nature reserve is also nearby.

Total area 2,693 m<sup>2</sup>, water area 182 m<sup>2</sup>.





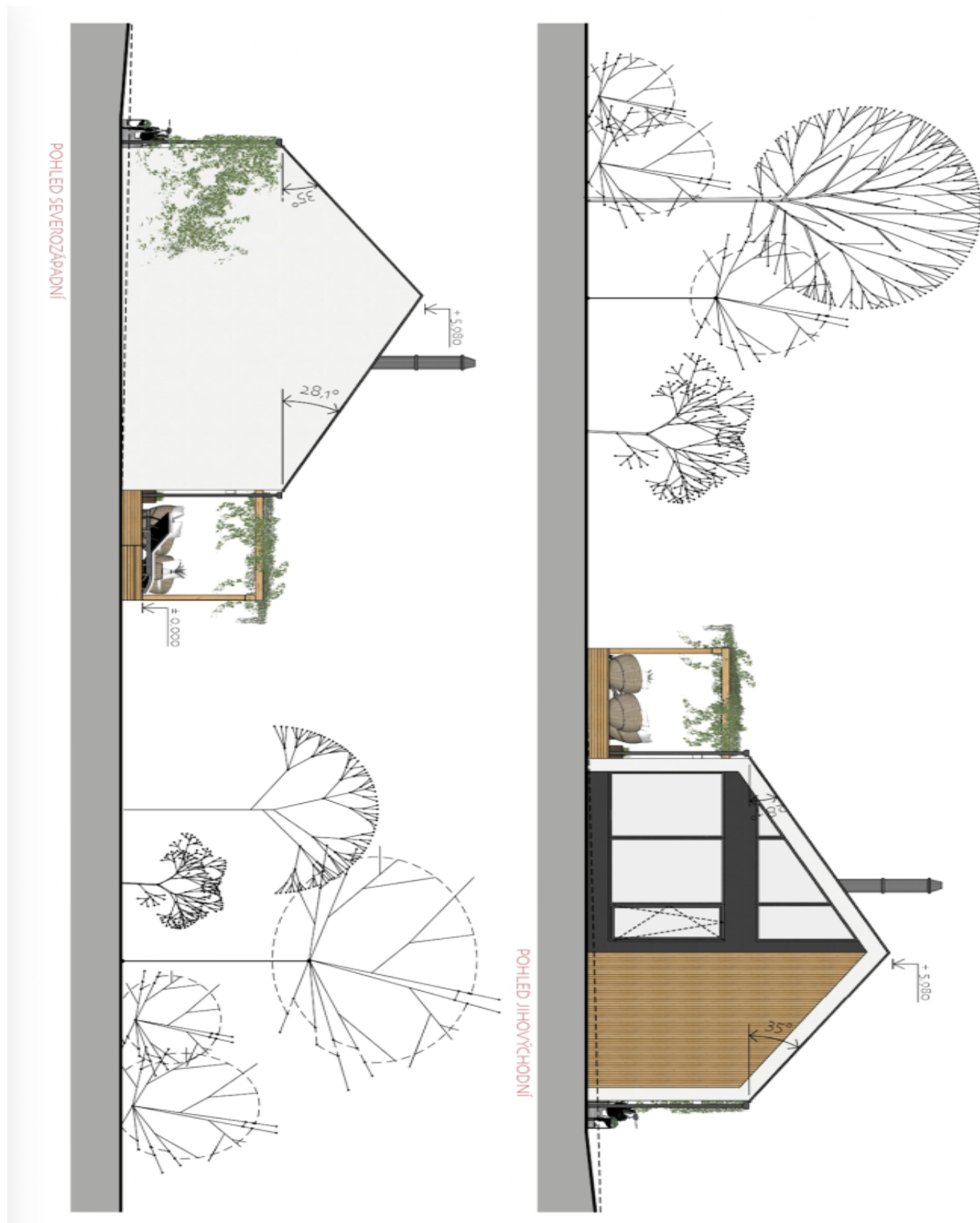




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