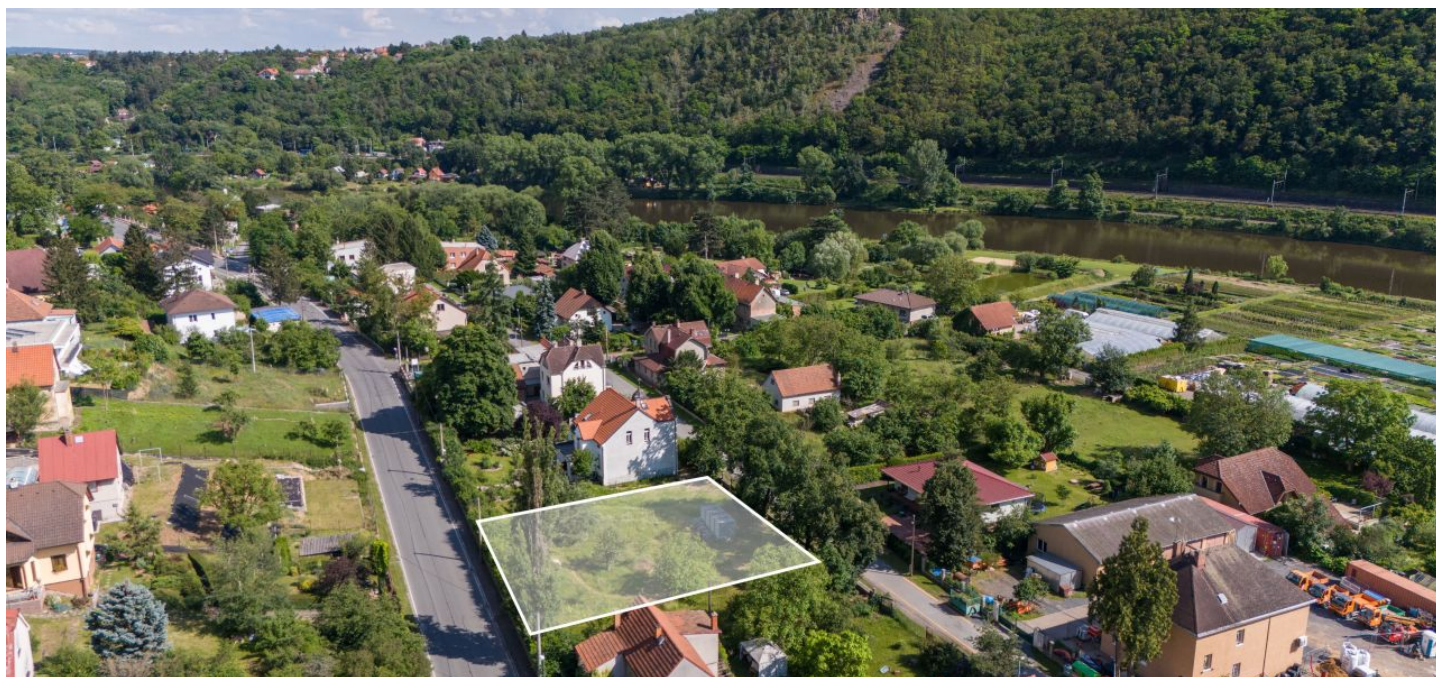




Land

820 m<sup>2</sup>, Praha-východ, Husinec, Hlavní

€ 355 310 | CZK 9 000 000





## Land

820 m<sup>2</sup>, Praha-východ, Husinec, Hlavní

€ 355 310 | CZK 9 000 000

Price per sq. m.	10 976 CZK
Total area	820 m <sup>2</sup>
Land type	Housing
Reference number	102262

This flat building plot with a 820 m<sup>2</sup> total area is situated in **Řež**, a neighborhood with villas from the 1930s, in a quiet part of the picturesque village of Husinec near Prague. A district with good transport connections to Prague (approx. 23 minutes by train to the Masaryk Railway Station) located near the Vltava River, but outside its flood zone. The area is surrounded by the beautiful nature of the Dolní Povltaví Park and offers breathtaking views of the greenery.

Mature trees and a hedge make the plot even more beautiful. A sewerage connection is at the edge of it, and other utility networks (electricity, water, and gas) are under the road. According to the land use plan, the land is **zoned for residential living in family houses**, and its **maximum buildability is 25%**. Access to the property is possible via two public roads.

In the immediate vicinity, you will find a full range of civic amenities: a post office, **kindergarten**, **elementary school**, library, soccer field, **restaurants**, **cafes**, grocery store, several playgrounds, and a park. There is also a **bike path** that runs along the Vltava River, and in the summer there is a seasonal ferry that crosses it. In the village, you can visit a summer cinema, there are neighborhood get-togethers, occasional farmers' markets, and regular events for children. Access to the D8 highway is approximately 6 kilometers away. The center of Prague can be reached in approximately **25 minutes**. An excellent transport connection to the center of Prague is also the **suburban train** (stops at the Prague Masaryk Railway Station or Prague Podbaba Railway Station) and a bus stop, which is approximately a 4-minute walk away (with a 27-minute ride to the Kobylisy metro station).

Total area 820 m<sup>2</sup>.

