



# Land

3 840 m<sup>2</sup>, Prague 8, Libeň, Voctářova

€ 1 871 019 | CZK 47 000 000





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Price per sq. m.	12 240 CZK
Total area	3 840 m <sup>2</sup>
Land type	Housing
Reference number	102583

This unique opportunity to purchase a building plot, an entire peninsula with an area of 3,840 sq. m. with its own beach and the possibility of building a pier located in the wider city center and at the same time in the middle of nature, in Prague 8 - Libeň, near the Palmovka metro station, in a dynamically developing area near the Libeň port. The building permit is for a family house, but the construction of commercial premises is also possible.

The flat plot of land is accessible via a local specially built road, and the building can be connected to the existing sewerage system, water supply, electricity, and CETIN optical cable connections. The building permit, which became valid in June 2023, is for the construction of a family house with two above-ground and one underground floors, an elevator, a wine cellar, an indoor swimming pool, a photovoltaic power plant with battery storage, and a ground-to-water heat pump (with 7 ground wells).

A nice place right next to Thomayer Park between the Rokytká Stream and a dead-end branch of the Vltava River, a 10-minute walk from the Palmovka metro station and tram stops, and so a complete infrastructure is within reach. By car, it is possible to easily access the highway and a tunnel complex.

Total area 3,840 m<sup>2</sup>.

