



Land

800 m<sup>2</sup>, Praha-západ, Kněževes, Na Staré silnici

€ 476 285 | CZK 12 000 000





## Land

800 m<sup>2</sup>, Praha-západ, Kněževy, Na Staré silnici

€ 476 285 | CZK 12 000 000

Price per sq. m.	15 000 CZK
Total area	800 m <sup>2</sup>
Land type	Housing
Reference number	104145

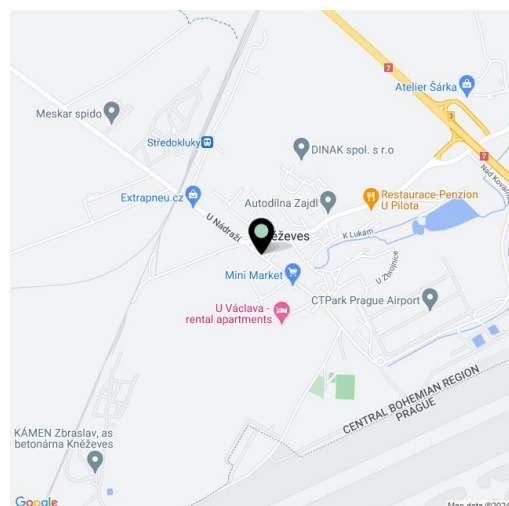
**Investment opportunity to buy a building plot with a project and a valid building permit for a family house with 3 apartments and 6 parking spaces. The area is located in the village of Kněževy on the northwestern edge of Prague, just 15 minutes by suburban bus from a metro station and within quick driving distance of the international airport. Possibility of building the house on a turnkey basis.**

The plot is **flat**, cleared of encroaching vegetation; **utility networks** are on the border of the property. The location by an asphalt road ensures **trouble-free** access.

The project, for which a **building permit** has been issued, includes a building with two above-ground floors and a residential attic. The house will contain **3 4-bedroom duplex apartments with a total living area of 552 sq. m.** The construction of the building is designed in such a way that the negative impact of noise from airport operations is as small as possible, and recuperation units are also planned, thanks to which there will be an automatic supply of fresh air without the need to open the windows. According to the project, heating will be by heat pumps. **2 outdoor parking spaces** are planned for each apartment, the public area of the yard can be used as parking for visitors, couriers, etc.

The land is part of an existing residential area and is within easy reach of the **village center**, municipal office, grocery store, or kindergarten, other civic amenities are available in neighboring Tuchoměřice and Středokluky. There is also a **suburban bus stop** not far from the future house, which can take you to the **Nádraží Veleslavín** metro station in 1 minutes. By car, you can quickly connect to the City Ring Road and the D7 and D6 highways. The ride to the airport is also very quick.

Total area 800 m<sup>2</sup>.





**PROJEKT**  
redning dům Kněževes,  
**OBŠAH**  
podlejší písemná

A.01. BYTNĚČÍ POKOJ+KK	53,62
A.02. WC	4,88
A.03. KČ	2,20
A.04. KUCHYŇSKÝ ZÁHRADNÍ DOMEK	7,80
A.05. TERASA	12,97
A.6. CELKEM-TERASA	48,50+12,97
A.6. ČÁST ZÁHRADNÍ KOLENĚ BRTO	07
B.01. BYTNĚČÍ POKOJ+KK	53,62
B.02. WC	4,88
B.03. KČ	2,20
B.04. KUCHYŇSKÝ ZÁHRADNÍ DOMEK	7,80
B.05. TERASA	12,97
B.6. CELKEM-TERASA	48,50+12,97
B.6. ČÁST ZÁHRADNÍ KOLENĚ BRTO	199
C.01. BYTNĚČÍ POKOJ+KK	53,62
C.02. ZÁŇERŇ	4,88
C.03. KČ	2,20
C.04. KUCHYŇSKÝ ZÁHRADNÍ DOMEK	7,80
C.05. TERASA	12,97
C.6. CELKEM-TERASA	48,50+12,97
C.6. ČÁST ZÁHRADNÍ KOLENĚ BRTO	80
A+B+C.6. CELKEM-TERASY	285,50+38,91



**PROJEKT**  
realizace domu Kněžoves

**OSMAH**  
podrobný plán

A11 LÓŽNICE	16,49
A12 LÓŽNICE	16,49
A13 KUCHYŇKA	6,73
A14 KUCHYŇKA	7,28
A15 TECHNICKÁ VĚSTNOST+PRÁDELNA	12,89
<b>A1. CELKEM</b>	<b>68,37</b>
B11 LÓŽNICE	17,49
B12 LÓŽNICE	17,49
B13 KUCHYŇKA	4,73
B14 KUCHYŇKA	11,89
B15 TECHNICKÁ VĚSTNOST+PRÁDELNA	11,89
<b>B1. CELKEM</b>	<b>63,37</b>
C11 LÓŽNICE	7,749
C12 LÓŽNICE	16,49
C13 KUCHYŇKA	6,73
C14 KUCHYŇKA	7,28
C15 TECHNICKÁ VĚSTNOST+PRÁDELNA	11,89
<b>C1. CELKEM</b>	<b>48,37</b>
<b>A+B+C1. CELKEM</b>	<b>196,11</b>



**PROJEKT**  
rediny dan Kněževes

**OSMAH**  
plány podzemí

A 21 LOŽNICE	14,72
A 22 KUCHA	4,50
A 23 PRACOVNĚLOŽNICE PRO HOSTY	12,72
A 24 KUCHA	5,85
A 25 KOPŘEŠKA	8,59
A 26 TERASA	8,89
A 27 TERASA	50,12+8,89
A 28 TERASA	
B 21 LOŽNICE	14,72
B 22 KUCHA	4,50
B 23 PRACOVNĚLOŽNICE PRO HOSTY	12,72
B 24 KUCHA	5,85
B 25 KOPŘEŠKA	8,59
B 26 TERASA	8,89
B 27 TERASA	50,12+8,89
B 28 TERASA	
C 21 LOŽNICE	14,72
C 22 KUCHA	4,50
C 23 PRACOVNĚLOŽNICE PRO HOSTY	12,72
C 24 KUCHA	5,85
C 25 KOPŘEŠKA	8,59
C 26 TERASA	8,89
C 27 TERASA	50,12+8,89
C 28 TERASA	
A+B+C 2 TERASA TERASY	150,24+14,47