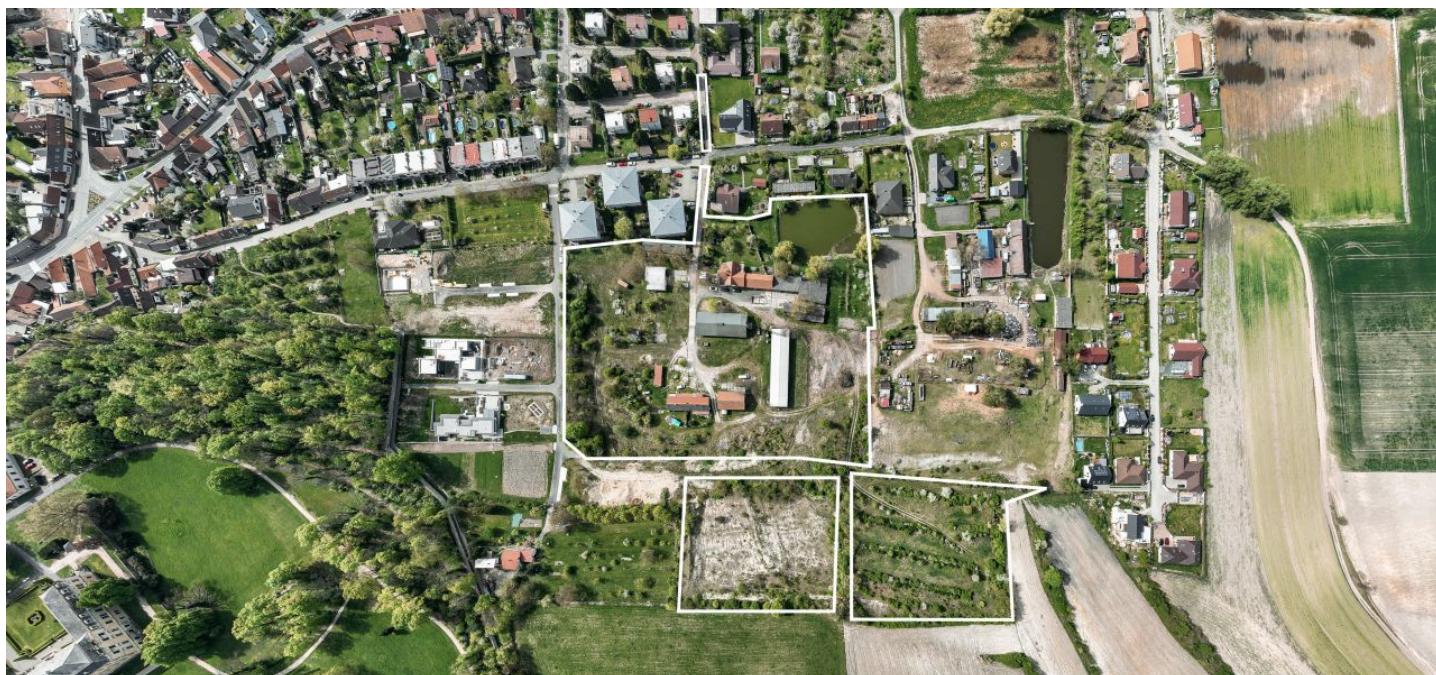




Land

40 151 m<sup>2</sup>, Nymburk, Lysá nad Labem

€ 1 677 316 | CZK 42 000 000





## Land

40 151 m<sup>2</sup>, Nymburk, Lysá nad Labem

€ 1 677 316 | CZK 42 000 000

Price per sq. m.	1 046 CZK
Total area	40 151 m <sup>2</sup>
Land type	Housing
Reference number	104400

**An offer of land with a total area of 40,151 m<sup>2</sup> with a family house, a pond, a historic brick kiln, which is a technical cultural monument, and an approved territorial study for the construction of 18 detached family houses. The area is located near a castle park in the town of Lysá nad Labem with excellent connections to the center of Prague.**

The area addressed in the study totals 21,628 m<sup>2</sup> and the area designated for the construction of family houses measures 15,879 m<sup>2</sup>. There is also a **pond**, a **brick kiln built at the end of the 19th century**, plots of land with agricultural and utility buildings, warehouses, two family houses with a street address, an access road, and sloping areas with an **orchard**, all complemented by a nice panorama.

**The built-up coefficient** in the given area is a maximum of **40%**, including built-up and paved areas. Height regulation is a maximum of 2 floors above the ground level with a residential attic. A condition is for 2 parking spaces to be on the property.

An attractive location **near Prague**, in a nice place near a **castle park**, which is a local landmark. Lysá nad Labem, with its well-known **exhibition grounds**, lies in a fertile lowland about 30 km northeast of Prague, between the D10 and D11 highways. The city has a **beautiful historical core**, all necessary infrastructure (schools from kindergartens to high schools, shops, restaurants, a post office, banks, medical services, etc.) and an excellent railway connection to Prague - the ride to the center (**Masaryk Railway Station**) takes 40 minutes. Lysá nad Labem is connected to the surrounding towns by bus lines.

Total area 40,151 m<sup>2</sup>, of which built-up area and courtyard 8,064 m<sup>2</sup>, other area 29,245 m<sup>2</sup>, water area 1,963 m<sup>2</sup>, garden 879 m<sup>2</sup>.