



Land

1511 m<sup>2</sup>, Praha-východ, Sibřina, Okružní

€ 543 674 | CZK 13 600 000







## Land

1 511 m<sup>2</sup>, Praha-východ, Sibřina, Okružní

€ 543 674 | CZK 13 600 000

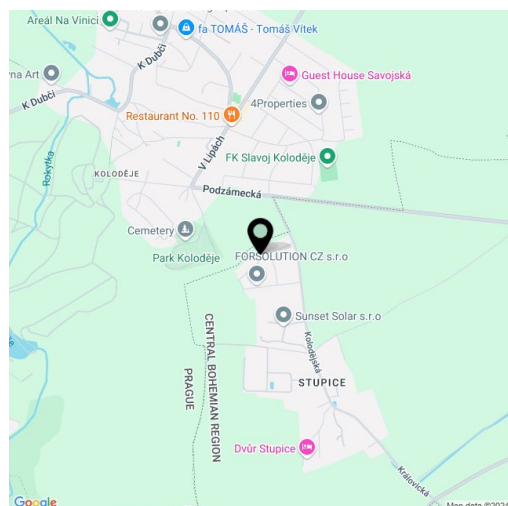
Price per sq. m.	9 001 CZK
Total area	1 511 m <sup>2</sup>
Land type	Housing
Reference number	107069

This large southeast-facing plot is situated on the very edge of the village of Sibřina, in the Stupice area, just a few steps from the greenery of Skála Park with its lookout point or the game reserve of Koloděje Castle. The drive to the center of Prague takes 25 minutes, with basic amenities available in the village and a wider range of services accessible in nearby Úvaly or Říčany.

The plot is designated as a **purely residential zone** according to the zoning plan. Access is provided by an asphalt road, and all utilities are brought to the edge of the property. The buildability coefficient is 35%.

**Sibřina** is located on the eastern outskirts of Prague, offering a peaceful and safe environment with predominantly family housing. The surrounding area provides ample opportunities for leisure activities, with nearby **bike routes**, hiking trails, the **Klánovice Forest**, and the Říčanka and Rokytká Nature Parks. The village offers basic amenities, including a kindergarten, an elementary school, and a shop, while broader facilities can be found in the nearby towns of Úvaly and Říčany. By car, the Prague Ring Road is just 10 minutes away, and the city center can be reached in 25 minutes. Public transportation includes bus connections to Černý Most and a train from Úvaly, providing a fast and convenient route to the Masaryk Railway Station.

Total area 1,511 m<sup>2</sup>.





**Land**

1511 m<sup>2</sup>, Praha-východ, Sibřina, Okružní

**€ 543 674 | CZK 13 600 000**

