



Land

401 m², Prague 4, Modřany, Platónova

€ 426 380 | CZK 10 700 000





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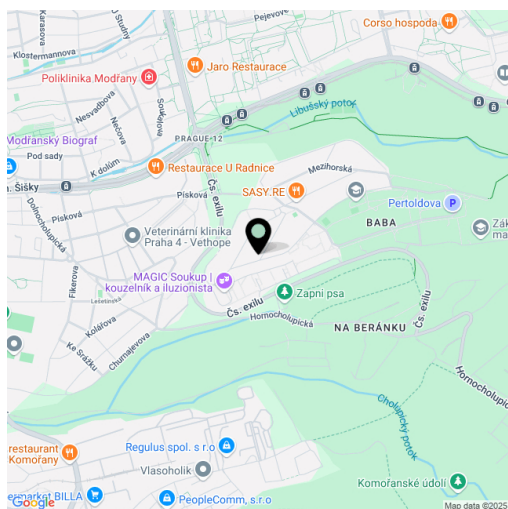
Price per sq. m.	26 683 CZK
Total area	401 m ²
Land type	Housing
Reference number	107862

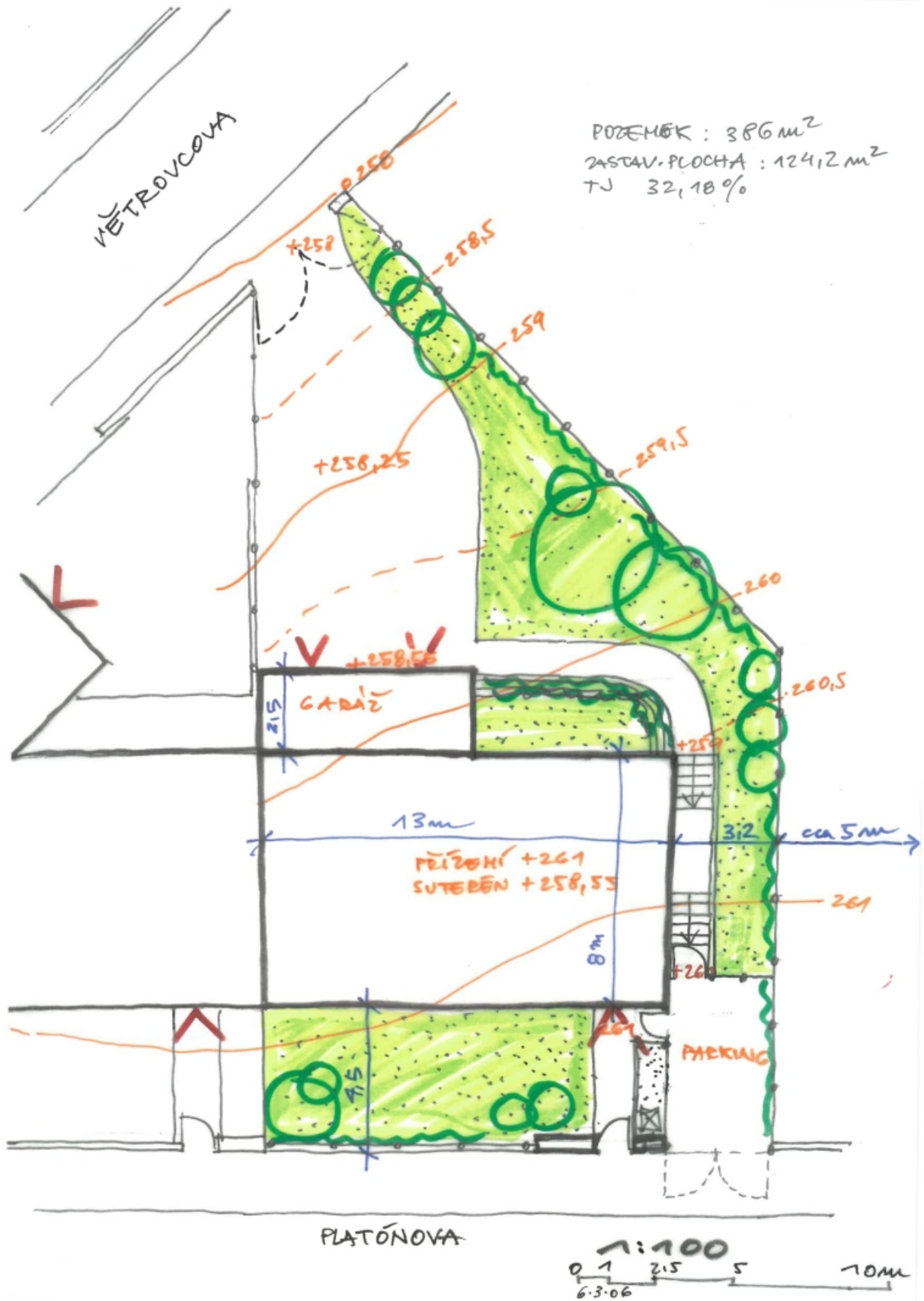
This gently sloping, south-facing plot is located on a quiet side street in the Čechova quarter, near the entrance to the wild nature of the Modřany Gully. This green area is also appealing due to its good accessibility to the city center and proximity of all essential services.

Access to the fenced plot is via an asphalt road. According to the zoning plan, the plot is designated for **purely residential use (OB)**, and the character of the area is based on the concept of a **garden city**.

The Čechova Quarter in **Modřany** is a quiet residential area full of greenery and small parks, creating a pleasant family atmosphere. Runners and cyclists will be delighted by the proximity of the **Modřany Gully and Modřany-Cholupice Nature Park**, which are perfect for long runs or bike rides. Nearby **Sofijské Square** offers plenty of places for social gatherings, with restaurants, cafés, shops, and even an ice rink in the winter. Public transportation to the city center is provided by trams and buses, and for car trips, the **Prague Ring Road** can be accessed via the Lahovice entrance.

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