



## Land

6 512 m<sup>2</sup>, Praha-východ, Dobřejovice

€ 387 696 | CZK 9 768 000





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Price per sq. m.	0 CZK
Total area	6 512 m <sup>2</sup>
Land type	Other
Reference number	36374

A large plot of land with a total area of 6,512 m<sup>2</sup>, is located in a beautiful quiet place by the Dobřejiovický stream in the vicinity of the unique Průhonice park, in a sought-after location near Prague.

According to the zoning plan, the area can be used for **physical education and sports**, to build indoor and open sports grounds here, including facilities (for example, **horse stables**). Equipment serving visitors is also allowed - shop, services, **catering**, parking, accommodation facilities as part of sports facilities, the necessary technical equipment, including the **accommodation of the owner** or manager of the complex.

The stopping coefficient is differentiated according to specific cases (covered sports grounds up to 40%, some open less than 5%), the minimum required area of greenery is 30% of the land area. The height limit is 9 meters (in exceptional cases 10.5 meters).

The village of Dobřejiovice has about 1,150 residents. There is a post office and a grocery store; other civic amenities are located in nearby **Průhonice**. **Čestlice shopping and entertainment zone** is also closeby. The place is very well accessible thanks to the exit of the D1 motorway and the Prague ring road. The place with great potential for development offers a number of excursion routes in its vicinity. Via the **bike trail**, you can reach the game reserve and the **Průhonice chateau park**.

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