



3 131 m², Beroun, Mezouň

Price per sq. m.	2 989 CZK
Total area	3 131 m ²
Land type	Housing
Reference number	37784

This plot of land with a total area of 3,131 sq.m. with beautiful views of the valley is located in a pleasant area near a forest on the outskirts of Mezouň without much development, near Prague and Beroun, the golf resort in Vysoký Ujezd, and the Czech Karst, about a 10-minute drive from the outskirts of Prague. The purchase price includes project documentation for the construction of a family villa from the Atelier Vostracky and Pizinger Morix architectural studios with a valid building permit.

The slightly sloping area consists of two adjacent plots, one for building (1,559 sq. m.) and the other non-building (1,572 sq. m.). Arrival is via a paved road. Electricity is connected to the plot. Gas, water, sewerage, and telephone wires need to be connected from the road.

The maximum buildability of the building plot is 20%, so a house with a built-up area of up to 311.8 sq. m. can be created. The offer includes a **building permit** for a house designed by architect **Jaromír Pizinger** with complete documentation (project and detailed interior visualization). According to the design, a **modern glazed villa** can be built here, which on the main level will have a generously designed living space (75 sq. m.) with a kitchen and dining room, a master bedroom with a dressing room, a second bedroom, a bathroom with a **Finnish and steam sauna**, a toilet, and a laundry room. In the basement, there will be space for an office with archives, a **fitness area**, a cloakroom, a shower, a utility room, and a **garage for 4 cars**. The size of the non-building area of the plot allows you to create a large garden, where there will be enough space for an ornamental and utility section, a children's playground, and a relaxation area.

The location is very well accessible thanks to the nearby exit of the D5 highway (exit 5). The drive to the city center takes about half an hour and to the P + R car park at the Zličín metro station 10 minutes. There is a kindergarten, a grocery store, or a library in the village. There is also a direct connection to Prague by suburban bus. The beautiful surroundings are perfect for outdoor activities - cycling, jogging, and hiking, and the **Albatross golf resort** is a 6-minute drive away. It is also close to the **Czech Karst with many natural monuments**.

Total area 3,131 m².

