



Land

1 059 m<sup>2</sup>, Praha-západ, Zbuzany, Mramorová

Sold



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Price per sq. m.	9 396 CZK
Total area	1 059 m <sup>2</sup>
Land type	Housing
Reference number	38064

This sunny corner 1,060 sq. m. building plot that comes with plans for the construction of a family house is set in a new development in the village of Zbuzany located on the southwestern outskirts of Prague, easily accessible by car and public transport and close to two large nature parks.

The land is ready for construction — buildability can be up to **35%**, it is connected to the water supply, sewerage system, electricity, and gas. The **terrain is flat** with no overgrown trees. Access is via a new asphalt road.

The offer includes an architectural study with plans for a **two-story family house** in a modern minimalist style with a garage and large glass walls facing the **garden with a swimming pool** and a terrace under a pergola. On the ground floor, which will have a floor area of 169 sq. m., will consist of an airy living room with an open plan kitchen, 2 bedrooms, a bathroom, a toilet, a dressing room, a pantry, a staircase, and a hallway with direct access to the garage. Upstairs (109 sq. m.) can house the master bedroom with a walk-in dressing room and bathroom, another 2 bedrooms with private dressing rooms, a bathroom, and a toilet.

There is a kindergarten in the developing village, and an elementary school in neighboring **Ořech, just 1.5 km away**. All civic amenities are within easy reach, a bus line leads to the Luka metro station or the Řeporyje Railway Station with links to the Smíchov Sailway Station. Traveling by car is faster along the Prague Ring Road. It is also close to nature, on one side is the **Radotínsko-Chuchelský háj nature park** and on the other side the **Prokopské and Dalejské valleys**. Bike trails lead to both parks.

Total area 1,058.58 m<sup>2</sup>.

