



# Land

1 017 m<sup>2</sup>, Praha-východ, Sibřina, Stupice

**Sold**





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Sold

Price per sq. m.	10 816 CZK
Total area	1 017 m <sup>2</sup>
Land type	Housing
Reference number	41179

This flat plot of land with a total area of 1,017 sq. m. is located in the new Na Březině residential section in the village of Sibřina on the eastern outskirts of Prague, in the vicinity of Prague-Koloděje with a well-developed infrastructure, historic core, and a Gothic castle surrounded by fields.

The land is intended for residential development only and it's **possible to build on up to 30% of the plot** and there are electricity, water, and sewerage connections. The area is free of overgrown trees or buildings for demolition and is thus ready for immediate construction. Access to the land is from its western side via a **new illuminated paved road with a sidewalk**.

The village of Sibřina is located next to the **Koloděje castle park and the Rokytko nature park**. A kindergarten and elementary school are within walking distance or 2 minutes by car and the Na Vinici **sports and recreation area** is nearby. **A bike path** passes right by the plot. Buses provide connections to the Skalka (line A) and Černý Most (line B) metro stations or to the Běchovice or Klánovice-Sever railway stations. By car, you can easily reach the Štěrboholská Connecting Road. The driving commute will be shortened after the completion of the Prague Ring Road.

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