



Land

1 719 m<sup>2</sup>, Praha-západ, Úholičky, U Studny

€ 513 239 | CZK 12 890 000







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Price per sq. m.	7 499 CZK
Total area	1 719 m <sup>2</sup>
Land type	Housing
Reference number	41553

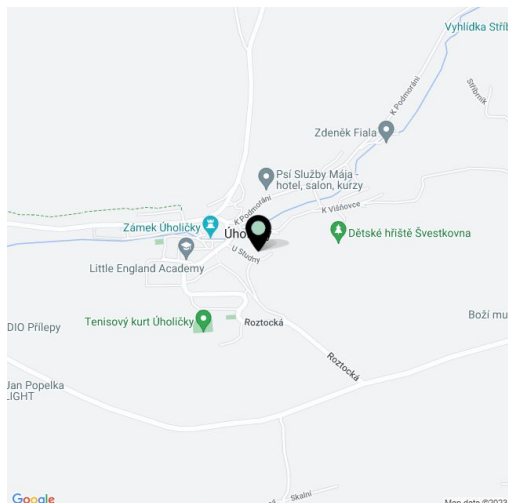
**This plot of land with a valid building permit suitable for the construction of a semi-detached house or a family house is located in a quiet part of the village of Úholičky, situated in the beautiful landscape on the northwestern edge of Prague.**

**Utility networks** (electricity and water) are at the edge of the plot. Access to the land is via a paved road made of interlocking paving.

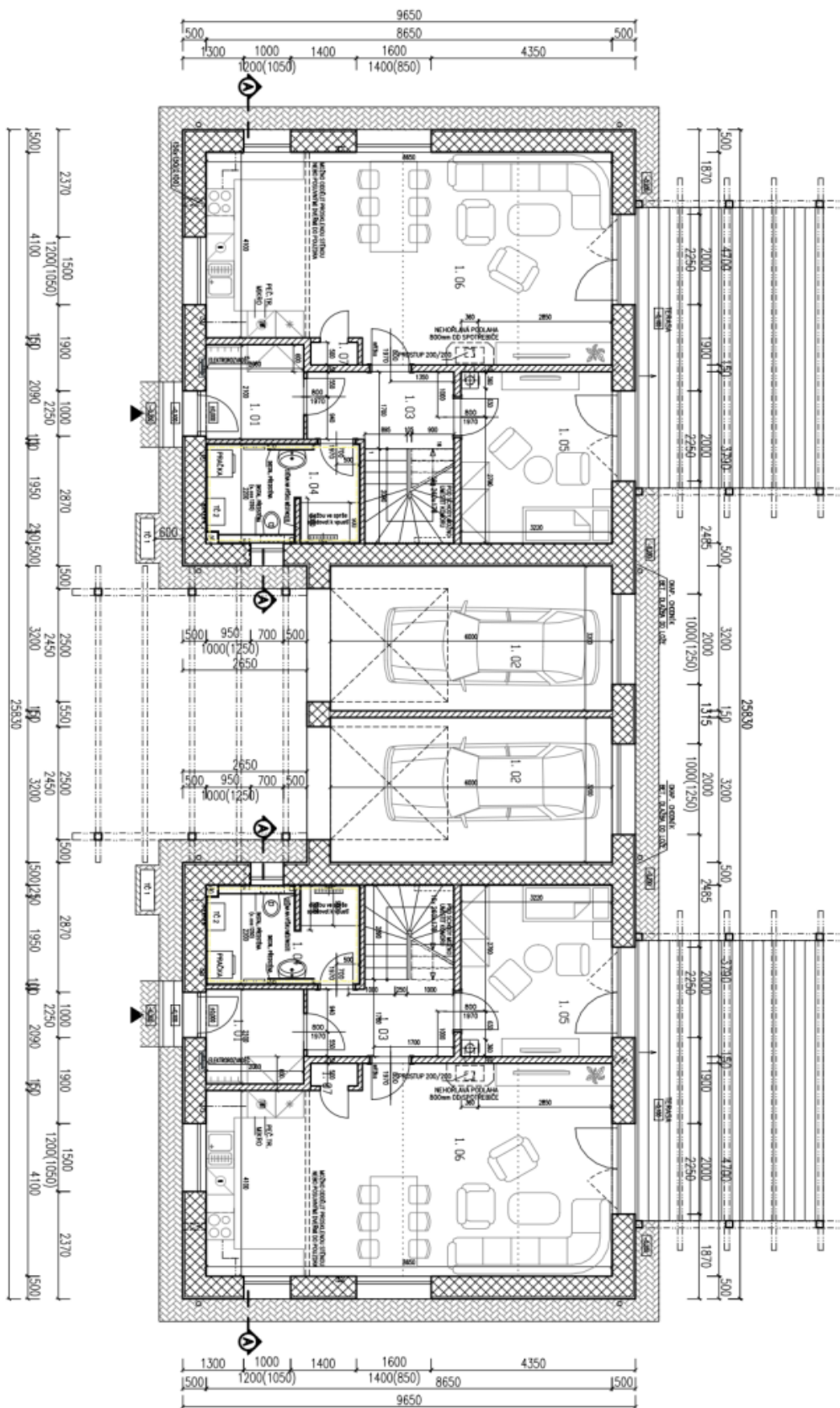
The project plans for a semi-detached house (shall be registered as a family house with 2 housing units) with a mirrored floor plan. On the ground floor, according to the plans, each unit will have a living room with a kitchen, a study/guest room, a bathroom, a pantry, a staircase, and a vestibule. Both rooms have access to the **garden terrace**. Upstairs, there will be 4 bedrooms (2 with access to the **terrace**), a bathroom, a hallway, and a closet. All of the terraces face east. Parking will be in a **2-car garage**. Instead of a semi-detached house, a separate family house can also be built on the plot.

A very quiet place on a cul-de-sac, just a few steps from a village square, where there is a restaurant, municipal office, and library. There is also a children's playground and a bus stop with suburban connections to the **Dejvická Metro Station**. In the neighboring village of Velké Přílepy, there is a kindergarten and elementary school, a grocery store, a cinema, or a café. Other civic amenities are located within a short driving distance, for example, the prestigious **International School of Prague** is a 15-minute drive away. The drive to the airport is also fast. After the completion of the Prague Ring Road, the accessibility of the place will increase, but at the same time, the circuit will be far enough away so as not to disturb the surrounding **beautiful nature**.

Total area 1,719 m<sup>2</sup>.









PŮDORYS 2.N.P. 1:100

