



# Land

1 713 m<sup>2</sup>, Prague 10, Hostivař, Kunická

**Sold**



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|                  |                      |
|------------------|----------------------|
| Price per sq. m. | 20 374 CZK           |
| Total area       | 1 713 m <sup>2</sup> |
| Land type        | Housing              |
| Reference number | 43067                |

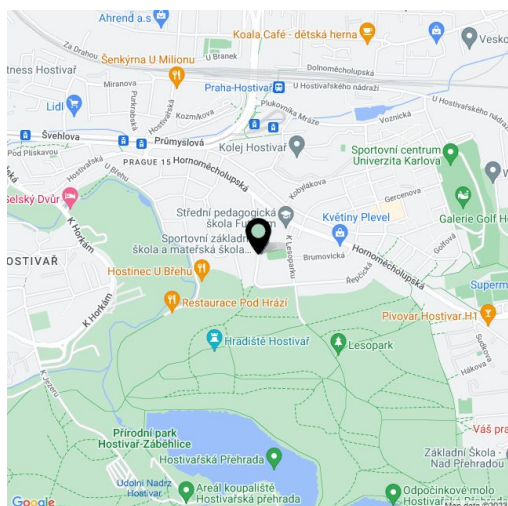
This large southwest-facing buildable plot of land, lined with mature trees guaranteeing perfect privacy, is located in a beautiful place with plenty of greenery, right next to the Hostivař Forest Park and within easy reach of all services.

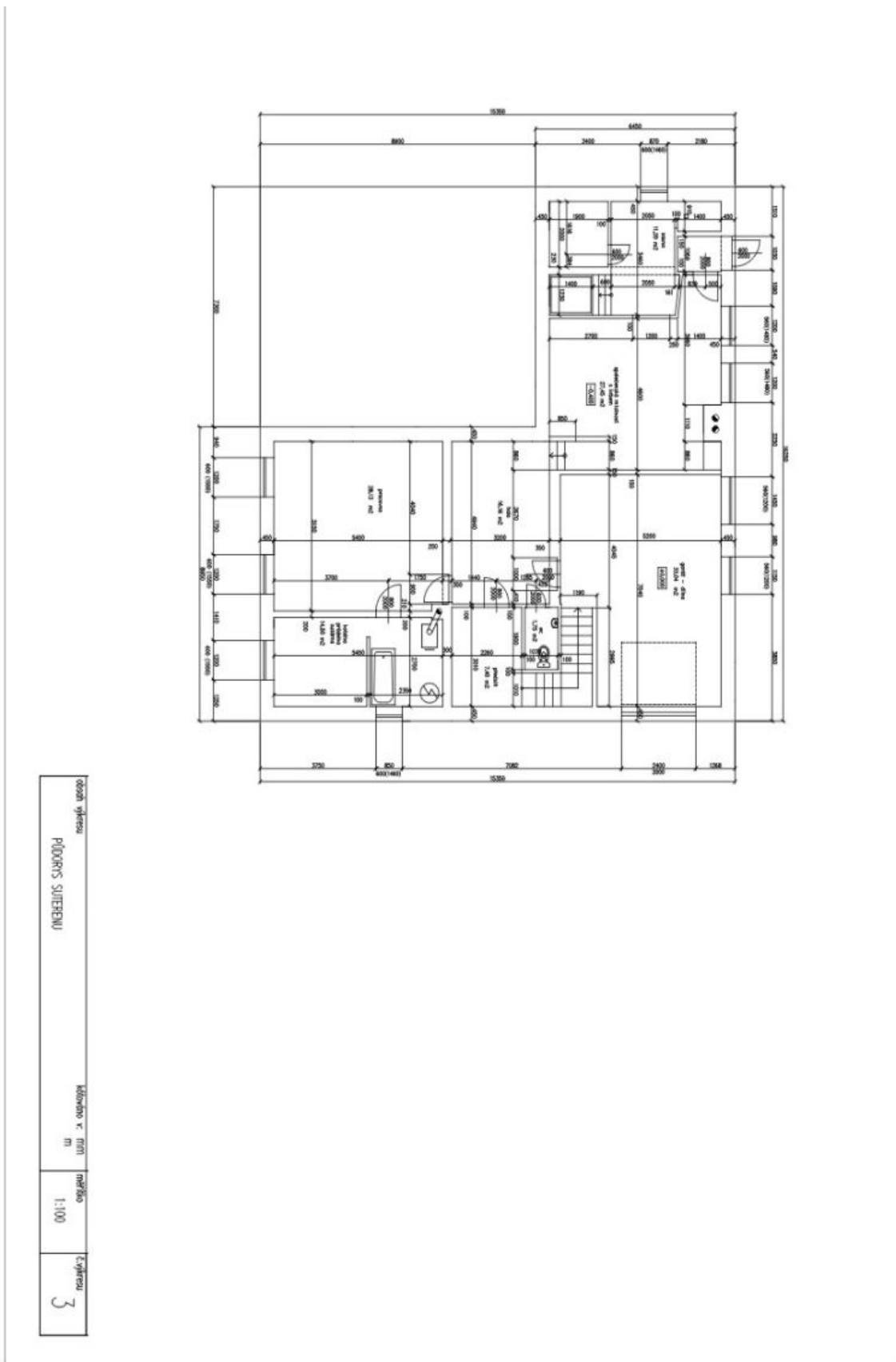
There are **utility network connections** (gas, electricity, water) on the plot and a sewerage system that can be connected to the property. Easy access to the plot is possible from two sides, from the east side along a lit asphalt road with a sidewalk and from the west side from a cul-de-sac.

Currently, there is a **family house** for complete reconstruction or demolition. The ground floor now consists of a living room, a kitchen, 2 bedrooms, a bathroom, a separate toilet, a closet, and a foyer. In the attic, there are 2 rooms, both with a loggia, a dressing room, a closet, a bathroom, and a corridor. This level offers **very pleasant views**. The basement contains a common room with a fireplace, a study, **a sauna with a cooling pool**, a bathroom, a toilet, and a garage with a workshop. The size and location of the plot of land allows for the **construction of two family houses**.

The plot has an ideal location right next to the **Hostivař-Záběhlice Nature Park**. There is a kindergarten and an elementary school in the immediate vicinity, and it is possible to get to the **Hostivař Dam** on foot or by bike. Within a short driving distance, there is a shopping center, a supermarket, or a sports complex with **tennis courts and a golf club**. The Skalka metro station can be reached by bus from a nearby stop, and a tram stop and train station with direct and frequent connections to the Main Railway Station are about a 15-minute walk away. By car, you can easily drive to the Southern Junction and the D1 highway.

Total area 1,713 m<sup>2</sup>.





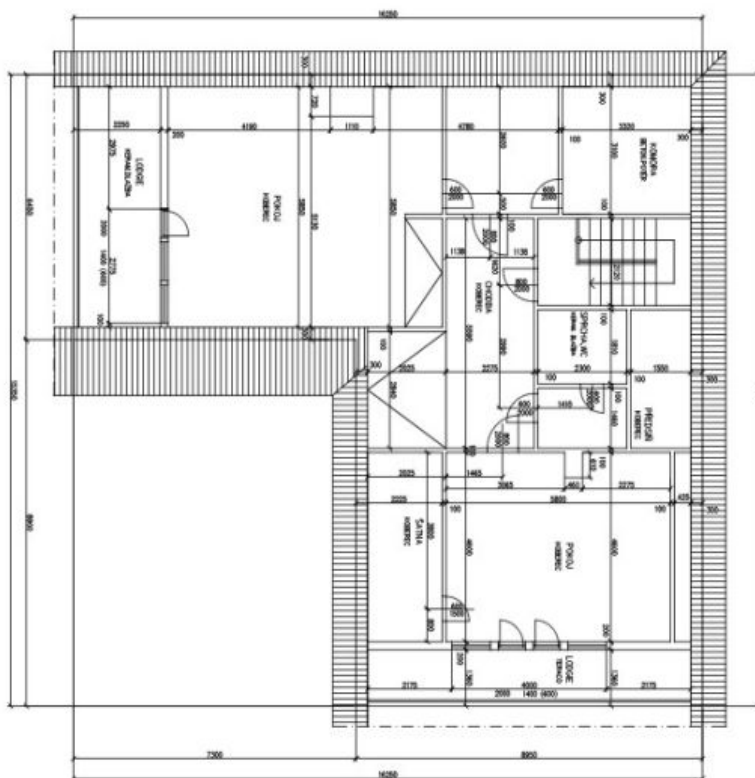
00000 01/2024  
 PLOŠNÝ STAVENÍ  
 Kótovaná v: mm  
 měřítko: 1:100  
 č. přívrusku: 3



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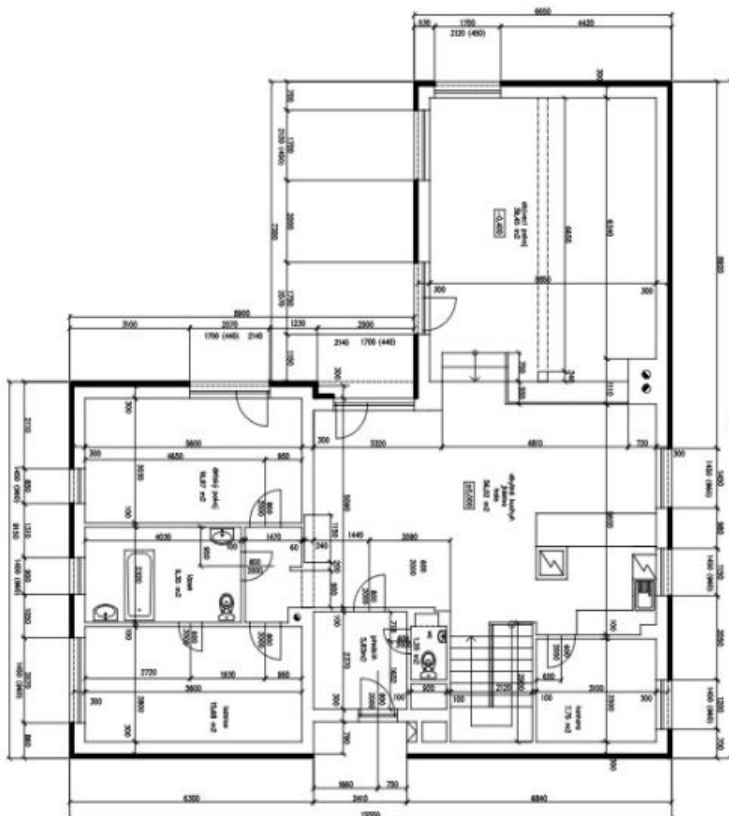
|                   |                 |         |            |
|-------------------|-----------------|---------|------------|
| období výkresu    | ukázkovo v. 7mm | měřítko | č. výkresu |
| FLOORING POSITION | m               | 1:100   | 5          |



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Osová výřez  
 PŮDORŇS PRŮZEMÍ  
 Měřítko v. 1:100  
 Č. výřezu 4