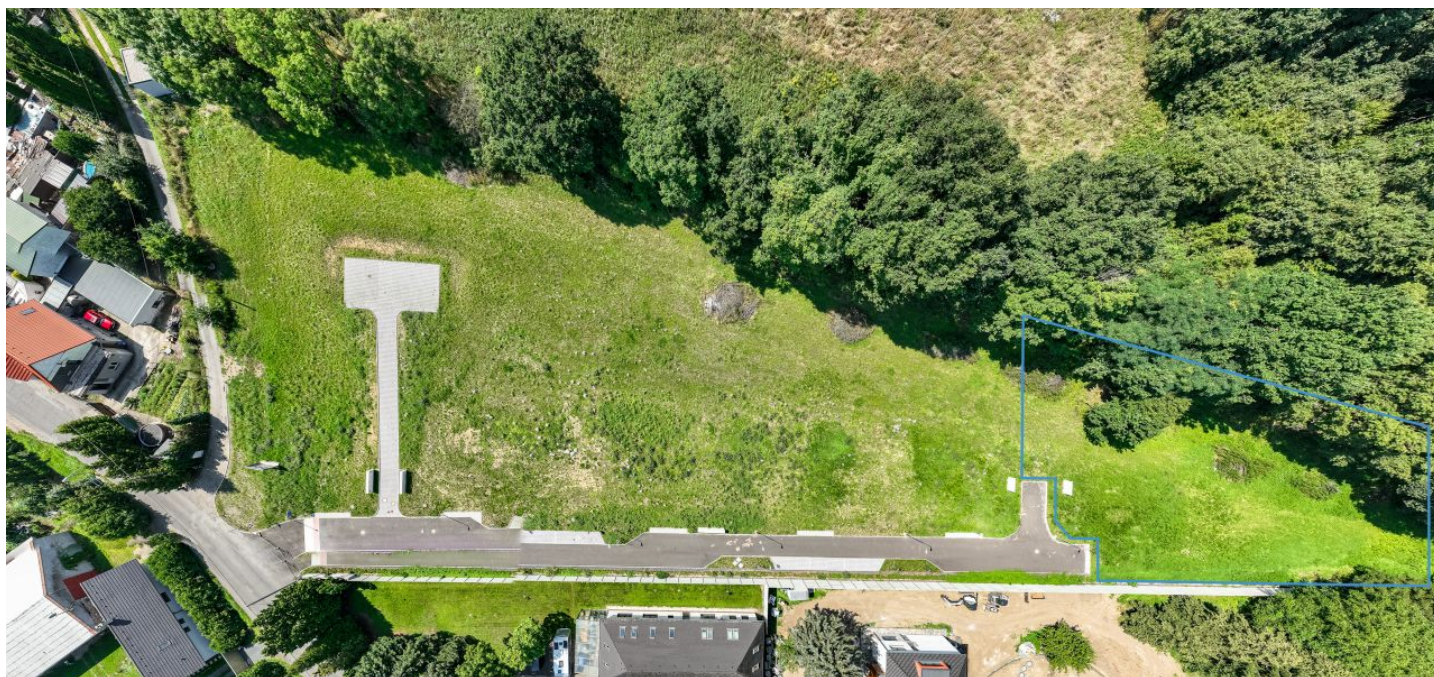




## Land

2 784 m<sup>2</sup>, Mělník, Kralupy nad Vltavou

€ 473 445 | CZK 11 990 000







Land

2 784 m², Mělník, Kralupy nad Vltavou

€ 473 445 | CZK 11 990 000

|                  |           |
|------------------|-----------|
| Price per sq. m. | 4 307 CZK |
| Total area       | 2 784 m²  |
| Land type        | Housing   |
| Reference number | 43954     |

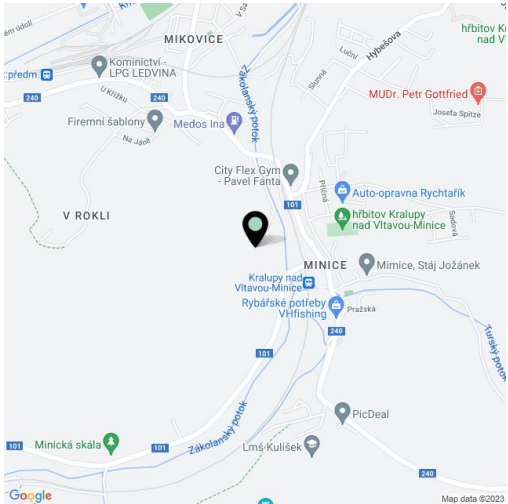
This southwest-facing plot of land suitable for the construction a family house is set in an ideal location in a nature park on the outskirts of Kralupy nad Vltavou.

The land has **water, electricity, and gas connections**. The building coefficient has an upper limit of 30%; the maximum built-up area is 830 m². A family house with up to two floors + an attic (or a extra floor) can be built on the plot.

The slightly sloping lot is part of several plots of land in a **beautiful spot on the edge of a forest**. Thanks to their location, there will be no further development nearby. A new **illuminated asphalt road** leads to the property.

Minice is a suburb of Kralupy nad Vltavou, which offers **an excellent infrastructure and convenient connections to Prague by car and public transport**. The town center with everything you need is 2 kilometers away from the plot. Located in the nature park around Okoř and Budeč, it is suitable for family living surrounded by greenery, full of natural and historical monuments, a perfect environment for sports activities and walks.

The total area of 2,784 m².



**Land**2 784 m<sup>2</sup>, Mělník, Kralupy nad Vltavou**€ 473 445 | CZK 11 990 000**