



## Land Three-bedroom (4+kk)

527 m², Prague 4, Háje, Mirošovská

€ 1 034 273 | CZK 25 500 000





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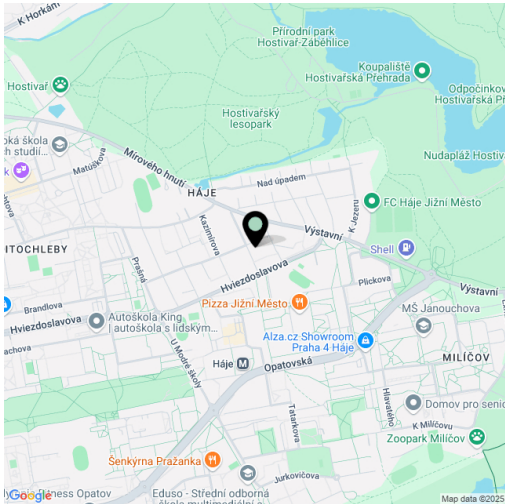
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Price per sq. m.	48 387 CZK
Total area	527 m²
Land type	Housing
Reference number	108001

This corner plot in a residential part of Háje, just a few minutes’ walk from a metro station, shops, and the popular Hostivař forest park with a reservoir and sandy beach, is occupied by a family house and barn, both intended for demolition or complete renovation.

The property is being offered through the transfer of 100% ownership in the company. Situated on the plot is a single-story house with an attic, in need of complete renovation or demolition, as well as a barn with a potential for various uses. Access is provided via an asphalt road, and **all utility connections are available**. An architectural study for a modern semi-detached house is in preparation; it is not included in the price and will be subject to negotiation with the building authority.



House A:

- basement (1st underground floor): technical and sanitary facilities, cellar
- ground floor: 1-bedroom apartment unit with a kitchenette (2+kk)
- 1st floor: 2-bedroom apartment with a kitchenette (3+kk) and 2 non-residential spaces (art studios)
- 2nd floor: 2-bedroom apartment with a kitchenette (3+kk) and **terrace**

House B with **elevator**:

- basement (1st underground floor): technical and sanitary facilities, cellar
- ground floor: 1-bedroom apartment with a kitchenette (2+kk)
- 1st floor: 2-bedroom apartment with a kitchenette (3+kk), walk-in closet, and **2 balconies**
- 2nd floor: 1-bedroom apartment with a kitchenette (2+kk), walk-in closet, and **2 terraces**

The property is located in an attractive part of Prague 4, adjacent to the expansive green areas of the **Hostivař-Záběhlice and Botič-Miličov Nature Parks**, with quick access to the city center (20 minutes by car) and full civic amenities. The area offers numerous kindergartens and primary schools, shops, restaurants, fitness centers, the five-star Chodov Shopping Center (8 minutes by car), and the Čestlice retail zone. The **Háje metro station** is a 5-minute walk from the house, and a bus stop is just 50 meters away.

Total area 527 m².