



## Land

10 000 m<sup>2</sup>, Prague 6

€ 1 419 015 | CZK 35 000 000





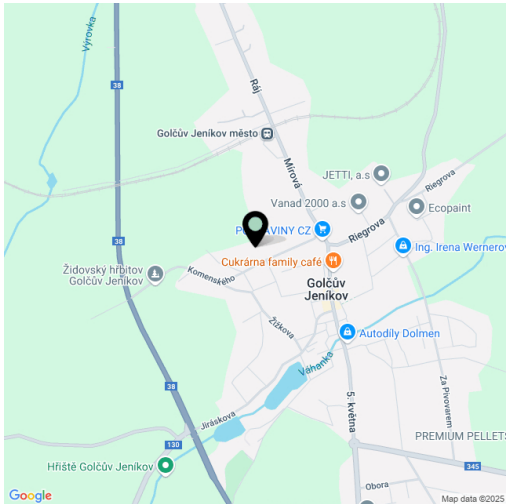


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Price per sq. m.	3 500 CZK
Total area	10 000 m²
Land type	Housing
Reference number	108180



An investment opportunity to purchase a building plot with an approved zoning study. With a total size of 10,000 m² and a buildable area of 5,600 m², it is located in a sought-after area in the immediate vicinity of a natural forest park in Prague 6 – Nebušice.

According to the zoning plan of the City of Prague, the plot is classified into areas with the functional use designation of **OB-B – purely residential (approx. 5,600 m²)**, and part of the land is designated as a **development reserve with the anticipated use of SV – general mixed-use (approx. 1,900 m²)**. The OB-B area represents the buildable part of the plot, primarily intended for residential housing, especially family homes. In this zone, it is possible to construct a family house with a maximum floor area ratio (FAR) set at 0.3, corresponding to a **total floor area of 1,680 m²**.

A zoning study titled “**Zoning Study Nebušice – West**” was prepared and approved for development of the area in question. The study has been entered into the iLAS database. Engineering networks (utilities) are currently not available on the site. There is currently no access road to the plot, but the construction of a **municipal road** for the area is planned.

The plot is located in a **very attractive part** of Prague 6, directly adjacent to **Purkrabský háj**, which is part of the **Šárka-Lysolaje nature park**. The **airport** is easily accessible—about 10 minutes by car. The district is home to a **prestigious international school**, as well as public kindergartens and elementary schools, several restaurants, a supermarket, and sports facilities including **tennis courts**.

Total area 10,000 m².