



## Land

14 757 m<sup>2</sup>, Prague 10, Kolovraty, Do Lipan

€ 1 319 756 | CZK 32 400 000





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Price per sq. m.	2 196 CZK
Total area	14 757 m <sup>2</sup>
Land type	Housing
Reference number	108413

This plot with a total area of 14,757 m<sup>2</sup> suitable for various types of use is located in a quiet part of Kolovraty, on the southeastern edge of Prague between Uhříněves and Říčany, just 5 minutes from the access to the D1 highway and the Prague Ring Road, and only 25 minutes from the city center. Convenient transport is also provided by a direct train line to the Main Railway Station. Full civic amenities are offered in the area.

The south-facing flat plot is classified under the zoning plan into four land-use categories: **purely residential areas**, **partially urbanized recreational areas**, **urban and landscape greenery**, and a **forest**. It borders a residential neighborhood of family homes and is accessible from Na Jílech Street, where utility **network connections** are available.

**Prague-Kolovraty** is a desirable location in Prague's southeast. It offers a school, a kindergarten, a post office, a medical center, shops, an outdoor swimming pool, sports facilities, and restaurants. Additional services are easily accessible in nearby **Říčany** and **Čestlice**. The surrounding area is perfect for outdoor activities, with a wealth of nature trails, hiking paths, and bike routes. The city center is easily reachable by train or car, and a bus line connects to the Háje metro station (line C). The D1 highway and Prague Ring Road are only 5 km away.

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