



Land

1 665 m², Praha-západ, Buš

€ 320 747 | CZK 7 900 000



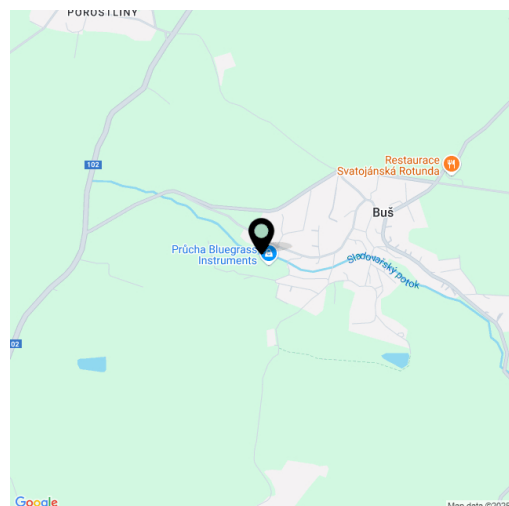


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Price per sq. m.	4 745 CZK
Total area	1 665 m²
Land type	Housing
Reference number	109059



This building plot with an area of 1,665 m² is located in the village of Buš, in a popular recreational area near Slapy, close to the beach, marina, and the Svatý Jan golf course. This quiet and peaceful location is about 20 km from the edge of Prague.

The plot is gently sloping, with **drinking water** and **sewage pipelines** running along its boundary; **electricity** is available on the neighboring parcel. Included in the sale is an additional 265 m² plot designated for a **planned access road**. The offered area is suitable for building a family house for permanent living or a recreational property. Adjacent to the plot is a string instrument workshop, which operates quietly and without dust. This single-story building does not obstruct the views of the **forested hills of the Central Bohemian Nature Park**.

This popular location is characterized by **beautiful rolling Central Bohemian countryside**, **clean air**, and a wide range of **sports opportunities**, including **water sports**. In the immediate vicinity, there is a campsite, restaurant, **beach**, the **Máj viewpoint**, **boat moorings**, and the **Ždán pier**, where **sightseeing steamers** and a regular **ferry** connecting both shores of the reservoir dock. Nearby is the **Svatý Jan Golf Club**, and the area offers many **hiking and cycling trails**. A major advantage is excellent accessibility—the drive from the edge of Prague takes less than 30 minutes. The village of Buš has **direct bus connections to Prague**, and the ride to the Smíchovské nádraží metro station takes about 50 minutes. Traveling by car is facilitated by the D4 highway, and in the future, the D3 highway route will also be available. Basic amenities (preschool, elementary school, grocery store, post office, and restaurant) are located in the neighboring village of Slapy.

Total area 1,665 m².