



Land

4 105 m², Prague 6, Nebušice, Pod Novou školou

€ 2 819 779 | CZK 69 000 000





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Price per sq. m.	16 809 CZK
Total area	4 105 m²
Land type	Housing
Reference number	109080

This gently sloping plot with an exceptional area of 4,105 m² offers a unique opportunity for the construction of a prestigious villa, company headquarters, or an exclusive residential project with multiple family homes in a prime location in Prague 6 – Nebušice. The charm of the area lies in its quick access to the city center, proximity to the airport, an international school, and the vast Šárka-Lysolaje Nature Park.

According to the zoning plan, the area is designated as **purely residential (OB)**, allowing for uses such as apartments in non-residential buildings, extracurricular facilities for children and youth, kindergartens, outpatient medical centers, social service facilities, and more. **The maximum floor area ratio is 0.3.**

Sewer and water connections are brought to the boundary of the plot, while a gas connection is available in the adjacent street. Electricity is available, though without a dedicated connection post. Access to the property is provided by an access road that runs along its lower boundary.

This peaceful and sought-after location is ideal for family living, with excellent accessibility both from the center of Prague and from the airport, which is about 10 minutes away by car. The area features a kindergarten and elementary school, the **International School of Prague**, as well as restaurants, cafés, and shops. Along the northern boundary of the plot flows the **Nebušice Stream**, beyond which lies the expansive Šárka-Lysolaje Nature Park, perfect for walking, jogging, or cycling. Bus lines provide convenient transport to the **Bořislavka metro station**.

Total plot area 4,105 m².

