



Land

800 m², Praha-západ, Kněževes, Na Staré silnici

€ 481 251 | CZK 12 000 000





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Price per sq. m.	15 000 CZK
Total area	800 m²
Land type	Housing
Reference number	104145

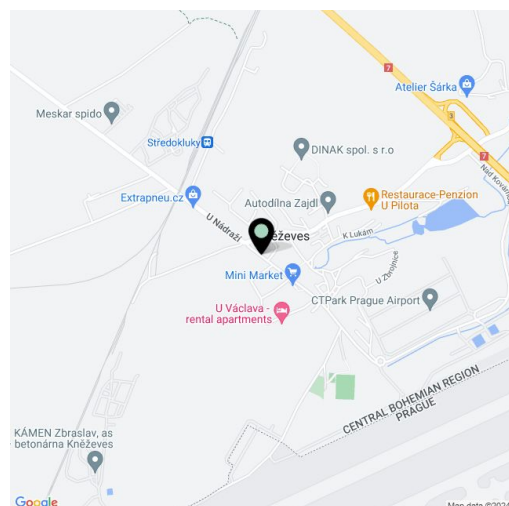
Investment opportunity to buy a building plot with a project and a valid building permit for a family house with 3 apartments and 6 parking spaces. The area is located in the village of Kněževes on the northwestern edge of Prague, just 15 minutes by suburban bus from a metro station and within quick driving distance of the international airport. Possibility of building the house on a turnkey basis.

The plot is **flat**, cleared of encroaching vegetation; **utility networks** are on the border of the property. The location by an asphalt road ensures **trouble-free** access.

The project, for which a **building permit** has been issued, includes a building with two above-ground floors and a residential attic. The house will contain **3 4-bedroom duplex apartments with a total living area of 552 sq. m.** The construction of the building is designed in such a way that the negative impact of noise from airport operations is as small as possible, and recuperation units are also planned, thanks to which there will be an automatic supply of fresh air without the need to open the windows. According to the project, heating will be by heat pumps. **2 outdoor parking spaces** are planned for each apartment, the public area of the yard can be used as parking for visitors, couriers, etc.

The land is part of an existing residential area and is within easy reach of the **village center**, municipal office, grocery store, or kindergarten, other civic amenities are available in neighboring Tuchoměřice and Středokluky. There is also a **suburban bus stop** not far from the future house, which can take you to the **Nádraží Veleslavín** metro station in 1 minutes. By car, you can quickly connect to the City Ring Road and the D7 and D6 highways. The ride to the airport is also very quick.

Total area 800 m².





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PROJEKT
reding dům Kněževes,
přidruží přízemí

A.0.1. BYTNÝ POKOJ-AK	53,62
A.0.2. KUCHA	7,20
A.0.3. WC	2,20
A.0.4. SPOLOUŽITELNOSTI DOMK	7,80
A.0.5. TERASA	12,27
A.0.6. CELKEM-TERASA	48,50-12,27
A.0.7. ZAHRAJNÍ KOLEN BRTO	0,7
B.0.1. BYTNÝ POKOJ-AK	53,62
B.0.2. KUCHA	4,88
B.0.3. WC	2,20
B.0.4. SPOLOUŽITELNOSTI DOMK	7,20
B.0.5. TERASA	12,27
B.0.6. CELKEM-TERASA	48,50-12,27
B.0.7. ZAHRAJNÍ KOLEN BRTO	19,9
C.0.1. BYTNÝ POKOJ-AK	53,62
C.0.2. KUCHA	4,88
C.0.3. WC	2,20
C.0.4. SPOLOUŽITELNOSTI DOMK	7,20
C.0.5. TERASA	12,27
C.0.6. CELKEM-TERASA	48,50-12,27
C.0.7. ZAHRAJNÍ KOLEN BRTO	8,0
A+B+C.0.6. CELKEM-TERASY	205,50-38,91

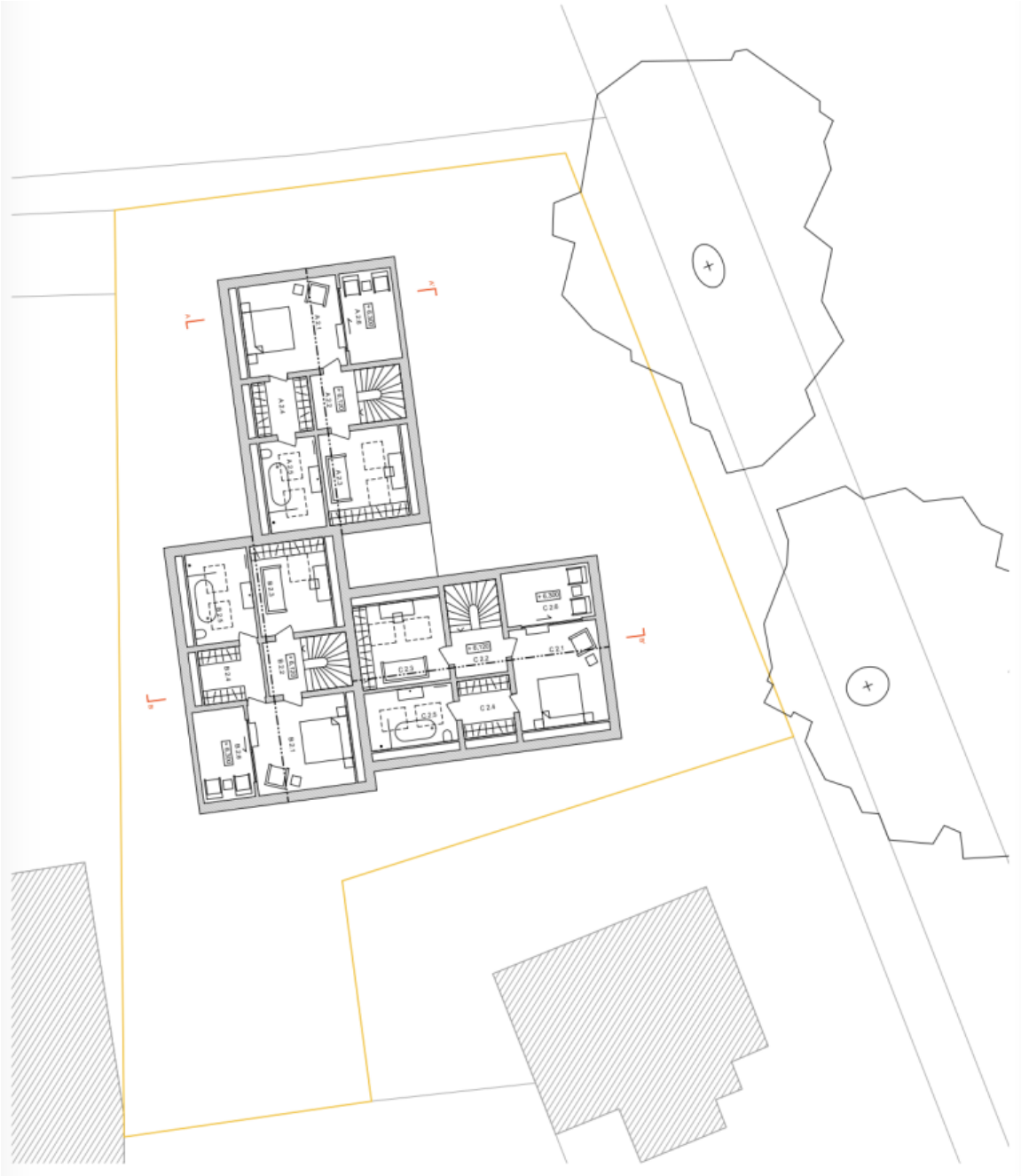




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PROJEKT
redigování Kvalifikace
OBSAH
přehledy podrobností

A.2.1. LOŽNICE	16,72
A.2.2. KUCHYŇKA	4,50
A.2.3. PRACOVNÁ LOŽNICE PRO HOSTY	12,72
A.2.4. KUCHYŇKA	12,72
A.2.5. KUCHYŇKA	9,50
A.2.6. KUCHYŇKA	8,89
A.2.7. KUCHYŇKA	8,89
A.2.8. KUCHYŇKA	8,89
A.2.9. KUCHYŇKA	8,89
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A.2.11. KUCHYŇKA	8,89
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