







## Land

Sold

3 698 m<sup>2</sup>, Prague 6, Dejvice, Pod Mlýnkem

Price per sq. m.	5 544 CZK
Total area	3 698 m <sup>2</sup>
Land type	Housing
Reference number	30462

Plot perfect for the construction of a family home in a unique location with an impressive atmosphere within the Šárka-Lysolaje Nature Park. It offers complete privacy and stunning views of the surrounding forests, including the tower of the Church of St. Matthew.

The northwest-facing plot is located on a **quiet, dead end street** surrounded by family houses on one side and by a brook on the other side. On the plot, there is a double garage and a house intended for complete reconstruction or demolition. The driveway to the garage and the **front yard** are **reinforced with tiles**. The eastern section of the garden features a **maintained lawn** and **fruit trees**. Some nooks in the garden with **centuries-old trees** reveal its original beauty. The plot abuts the **forest** on its **south-eastern slope**, where a future **terrace** can face.

The area is a popular **destination with biking and hiking trails** close to the property. A public **bus stop** is 50 meters away, with connections to the **Podbaba station** (8 minutes), from where there are tram and train lines to the city center and to the **Dejvická metro station** (11 minutes). Easy access to the **airport**, the **Prague Ring Road**, and the **D5, D6, and D7 motorways**.

Plot 3,698 m<sup>2</sup>.

