## svoboda@williams



## 🖉 Land

1323 m², Prague 5, Lipence, Boudova











Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com **Prague** +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 02. 05. 2024, 08:00

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## Land

Rybníček u Kazín

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L BOHEMIAN REGION

1323 m², Prague 5, Lipence, Boudova

Automyčka

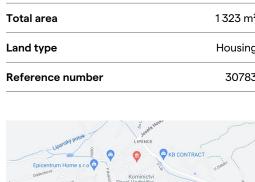
Price per sq. m.	5 215 CZK
Total area	1 323 m²
Land type	Housing
Reference number	30783

This plot of land with a total area of 1,323 m<sup>2</sup> is located on higher ground with beautiful views of the surrounding greenery. The plot adjoins an original residential development with many villas on the outskirts of Prague - Lipence, which sits on a hilltop between the valleys of the Berounka and the VItava rivers. The price includes a building plan for a spacious family house.

The plot is grassy and is on a slight slope. The supply of utility networks is currently being prepared. The architectural plan proposes a house made up of several interconnected blocks with large glass walls and a green roof.

There is a kindergarten, elementary school, a playground, sports grounds, a café, restaurants, shops, or a post office in the area. Connections to Prague are provided by buses, it is a 20-minute ride to the Smíchovské nádraží metro station (line B). Thanks to the proximity of the R4 highway, travelling by car is even more comfortable. It is also close to the picturesque town of Černošice, where there are kindergartens and schools, including international ones, restaurants, cafes, shops, and quick train connections to the Main Train Station. The area surrounding Lipence offers many opportunities for walks, hikes, and bike rides - it is close to the Hřebeny Nature Park and the Bohemian Karst. There is a bike trail a few meters from the property.

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