



 Klášterní Skalice, Kolín, Central Bohemia



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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## About real estate

The Nad Pilířem development project offers a unique opportunity for modern family living in Klášterní Skalice, a picturesque village with a rich history in the Central Bohemian Region. According to the currently valid zoning plan, these building lots are designated for the construction of rural-style single-family homes (BV zone) with the option of two above-ground floors and an attic. The maximum building coverage ratio (including paved areas) is set at 30% of the total land area.

The complete utility connection of the plots is currently underway (in two phases) under the supervision of the experienced developer VPK Suchý s.r.o. Each plot will have connections to electricity, municipal water, sewer, and a modern fiber-optic cable for high-speed internet. Completion of all utilities in the first phase is scheduled for the fourth quarter of 2026. The plots will then be ready for immediate construction of your family home without the need for further infrastructure investments or lengthy administrative procedures, making them an ideal location for a home office as well as daily commuting to a mayor city.

The village of Klášterní Skalice in the Kolín district combines peaceful living in a natural setting with a rich history dating back to 1345. The village is dominated by the ruins of a Cistercian monastery and a preserved Gothic pillar. The project offers a strategic location for commuting to nearby towns. All amenities are available in Kouřim, 3 km away, where you'll find a preschool and elementary school, a health center, a post office, grocery and general stores, a train station, restaurants, and cultural landmarks including a museum and an open-air museum.

The district town of Kolín is 19 km away, and nearby Český Brod (15 km) provides a fast train connection directly to the center of Prague. A bus stop is just a few minutes' walk from the project.

Discover a safe setting for your new home in the heart of history.

The order	Size	Electricity	Water	Gas	Sewerage	Price / m <sup>2</sup>	Price
NP-104	1 051 m <sup>2</sup>	230V	Long-distance water supply	No	Public sewer	4 840 CZK	5 086 840 CZK
NP-107	822 m <sup>2</sup>	230V	Long-distance water supply	No	Public sewer	4 840 CZK	3 978 480 CZK
NP-110	863 m <sup>2</sup>	230V	Long-distance water supply	No	Public sewer	4 840 CZK	4 176 920 CZK
NP-115	823 m <sup>2</sup>	230V	Long-distance water supply	No	Public sewer	4 840 CZK	3 983 320 CZK
NP-120	968 m <sup>2</sup>	230V	Long-distance water supply	No	Public sewer	4 840 CZK	4 685 120 CZK