805 m²   Ke Spofě, Praha 12   25 000 CZK per m2

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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SENIOR SALES SPECIALIST

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Order number	**SPF-1**	Price	**25 000 CZK per m2**
Address	**Ke Spofě, Praha 12**	Type	**Lands**
Category	**Housing**	Land area	**805 m²**

About real estate

We offer for sale a plot of land measuring 805 sqm with an issued building permit for the construction of a luxury family house, located in a quiet residential area of family villas in Modřany. The gently sloping rectangular plot offers beautiful views of the Vltava River valley and is fully connected to utilities.

According to the zoning plan, the land is designated as OB-A, purely residential, for housing. The issued building permit allows the construction of a three-story villa (including a photovoltaic system on the roof) with a usable area of 268 m², 258 m² of terraces, and parking for 2 cars. Project documentation is available upon request.

Modřany is known for its natural features – nearby is the Modřanská Gorge and the popular cycling path along the Vltava River, ideal for walking, running, or cycling. The location offers excellent transportation connections to the center of Prague, provided by buses or a tram link. There is also good access to the South Ring Road and the Prague Ring Road. All necessary amenities are within reach, including schools, kindergartens, shops, restaurants, and sports facilities. Healthcare facilities and other services are also available. This is a quiet residential area with a pleasant atmosphere for family living.

The order	Size	Electricity	Water	Gas	Sewerage	Price / m^2	Price
SPF-1	805 m^2	230V	Local water source	No	Public sewer	25 000 CZK	20 125 000 CZK
SPF-2	907 m^2	230V	Local water source	No	Public sewer	25 000 CZK	22 675 000 CZK
SPF-3	935 m^2	230V	Local water source	No	Public sewer	27 500 CZK	25 712 500 CZK

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