



2 304 m²

Rabyně, Nedvězí, Benešov, Central Bohemia

5 900 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Filip Sloupenský
COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz
+420 771 229 229

Order number	N7231	Price	5 900 000 CZK
Address	Rabyně, Nedvězí, Benešov, Central Bohemia	Type	Lands
Category	Housing	Land area	2 304 m ²

About real estate

We offer for sale a beautiful plot of land measuring 2,340 m² located in the village of Nedvězí, which is part of the municipality of Rabyň. According to the zoning plan, the plot is classified as a mixed-use area, which significantly expands the possibilities for its use. It is not limited to residential construction of either urban or rural character but also allows for commercial use, such as shops, services, or administrative offices. The location has high potential, especially in tourism and recreation, making it suitable for small accommodation facilities such as guesthouses or glamping sites.

The future owner gains considerable flexibility in choosing a business concept and can better adapt to changing market conditions, which represents a significant competitive advantage. The combination of residential and commercial functions enables a wide range of projects – from family houses and apartments to retail spaces, offices, and tourism-related facilities with year-round operation.

The gently sloping plot with views of greenery is bordered on two sides by neighbors and enclosed by a fence of mature trees, ensuring privacy. Access is provided by a hardened driveway without an asphalt surface. The surroundings offer many opportunities for outings, for example, to the Rabyň lookout, Teletín waterfalls, or the wellness center in Měřín. Golf enthusiasts will appreciate the Slapy golf course, located within a 15-minute drive. The area offers diverse civic amenities and is ideal for both recreation and peaceful living. The natural environment is rich – featuring mature greenery, the new Nedvězí pond, a nearby horse farm, and the Slapy reservoir just seven minutes away by car.

The plot can be divided into two smaller parcels. It is connected to the public low-voltage electrical network and municipal sewage system. There is a project for a drilled well as a source of drinking water, a topographic survey, and a study for a modern house, the visualization of which we are happy to provide. The electrical connection and sewage are available at the edge of the plot. The entire plot is buildable and lies within the current built-up area of the municipality. Regulations allow for up to 35% of the plot to be built on, with a maximum building height of 9 meters.