



17 521 m²Tábor, Náchod, South Bohemia Regionon request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Filip Sloupenský

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

Order number	N7701	Price	on request
Address	Tábor, Náchod, South Bohemia Region	Type	Lands
Category	Housing	Land area	17 521 m ²

About real estate

We are exclusively offering for sale a building plot with a total area of 17,521 m², located in an attractive location in the town of Tábor. This large and compact plot is located in close proximity to public transport, with excellent access to the town center and a direct train connection to Prague.

A final decision has been issued to divide this plot into 22 building plots intended for family houses, which significantly increases its investment potential. According to the valid zoning plan, the plot is listed as a general residential area (BU), which allows for the construction of family houses with up to three above-ground floors with an attic or recessed floor. The location is ideal for both individual construction and larger development projects.

The land has two access roads. The main road, 9.5 meters wide, provides comfortable access even for construction equipment, while the second road serves as an alternative access. The newly purchased part is currently being registered and merged, which will improve access conditions and create a unified whole. Connection to the sewer system will be solved by a pressure system.

A high-voltage line runs across part of the land, but there is already an approved proposal for its relocation and the possibility of building a transformer station – a solution accepted by EGD.

The land is located in a dynamically developing part of Tábor, an important transport, economic, and cultural center of the South Bohemian Region. The city provides all civic amenities and convenient connections to the capital.

This offer represents an exceptional investment opportunity for developers and investors looking for a larger building plot in a strategically advantageous location with excellent transport accessibility and connections to urban infrastructure.