



 Ke Spofě, Praha 12



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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## About real estate

We offer for sale a plot of 935 m<sup>2</sup> with issued building permit for a project for the construction of a luxury house with 3 residential units, located in a quiet development of family villas in Modřany. The gently sloping rectangular plot has 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 305 sqm, 241 sqm of terraces, and parking for 4 cars.

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 easy 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.

If you are interested, we can provide more information.