



🏠 1 371 m<sup>2</sup> 📄 U školky, Praha-Šeberov 💰 20 985 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**  
SENIOR SALES SPECIALIST

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Order number	<b>N7178</b>	Price	<b>20 985 500 CZK</b>
Address	<b>U školky, Praha-Šeberov</b>	Type	<b>Lands</b>
Category	<b>Housing</b>	Land area	<b>1 371 m<sup>2</sup></b>

## About real estate

We offer for sale a building plot of 1 371 sqm, located in a quiet development of houses and villas in the urban area of Prague - Šeberov, on the south side of Prague - Hrnčíře. The price of the land includes utilities - sewerage, water supply and electricity connection, which the investor plans to complete by the end of 2025. At the same time, the construction of a new road and public lighting will be implemented. The coefficient of the possibility of construction of gross floor area is 0.3. The building plots are intended for the construction of detached houses.

Hrnčíře is located in the source area of the Kunratický brook, which is enriched by ponds protected as a natural monument Hrnčířské meadows. The local landmark is the originally Gothic church of St. Prokop from the 13th century, which was later rebuilt in Baroque style and ranks among the oldest preserved buildings in the territory of today's Prague. In recent years, thanks to new construction of family houses, this area has become an attractive place to live with well-developed civic amenities - kindergarten and primary school, library, small shops, restaurants, bakery, tennis and playground.

The surrounding area offers a number of bike paths and nature trails. The nearby sports complex Šeberov provides a wide range of sports activities. Shopping is available at the Westfield Chodov shopping centre, and you can also spend your free time at the nearby Aquapalace Praha, the Chodovská Tvrz cultural centre or the Milíčov Zoopark.

Transport links to the centre of Prague are just 20 minutes by car or by bus to I. P. Pavlova, with the bus stop just a few metres from the building plots. Good access to the D1 motorway or the Prague ring road.