



🏠 1 204 m<sup>2</sup> 📍 Praha-Zbraslav 💰 23 900 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Pavla Kalousová**  
SENIOR SALES SPECIALIST

pavla.kalousova@luxent.cz  
+420 770 186 186

Order number	<b>N7223</b>	Price	<b>23 900 000 CZK</b>
Address	<b>Praha-Zbraslav</b>	Type	<b>Lands</b>
Category	<b>Housing</b>	Land area	<b>1 204 m<sup>2</sup></b>

## About real estate

We exclusively offer an attractive building plot of 1204 m<sup>2</sup> on the outskirts of a quiet residential part of Zbraslav, in U Karlova stánku street. The land with a southern orientation is situated in the last line of houses under the cherry orchard on the Havlín hill and in the neighbourhood of the urban forest park.

It has a rectangular plan of approximately 24 x 50 m. Originally the land was used for horticultural purposes, which is still evident today. Utilities are at the boundary of the plot (electricity, gas, water, sewerage).

Two houses were designed on the plot, the main modern elegant villa set in a sloping area on the northern edge with beautiful views of the wooded hills of the Brda forests of Zbraslav and other parts of Prague. Apart from this main villa, a smaller house is designed on the flat part of the plot on its southern edge. The valid building permit allows the construction of both buildings and only the large villa. Detailed construction documentation is also available.

The main house is designed as a three-storey villa taking into account the sloping terrain in the northern part of the plot. On the 1st underground floor there is a vestibule, technical facilities with storage space and a spacious garage for two cars and a motorcycle.

On the 1st floor there is a guest room with accessories and a study. On the 2nd floor there is a living area - kitchen, dining and living area, terrace, bedroom with bathroom and dressing room. The entire 2nd floor has glass walls on the south side, which allow for breathtaking views of the surrounding countryside. All floors are connected by a staircase and a lift. The villa has 479 m<sup>2</sup> of gross floor area, including 34 m<sup>2</sup> of terrace.

The smaller house consists of 1st and 2nd floors. On the 1st floor there is an entrance area, a bedroom with a dressing room and a bathroom with a toilet. The bedroom is connected to the terrace, which flows smoothly into the garden. On the 2nd floor there is a living area with kitchen and dining area. The total floor area of this smaller property is 120 m<sup>2</sup>.

The 3D model of the whole project (villa and house) is to scale.

Havlín Hill is a natural archaeological site, which experts believe was the site of a hill fort. Even today, a walk through the cherry orchard is an unforgettable experience. Zbraslav has good civic amenities and transport accessibility. It is possible to take the Strakonická road nearby or use the public transport network from Zbraslav to the centre.