



1 100 m<sup>2</sup> Rabyně, Nedvězí, Benešov, Central Bohemia 2 800 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Aneta Větrovská**  
ASSISTANT

info@luxent.cz  
+420 731 300 400

Order number	<b>N7229</b>	Price	<b>2 800 000 CZK</b>
Address	<b>Rabyně, Nedvězí, Benešov, Central Bohemia</b>	Type	<b>Lands</b>
Category	<b>Housing</b>	Land area	<b>1 100 m<sup>2</sup></b>

## About real estate

We offer for sale a beautiful land plot of 1 100 sqm, located in the western part of the Benešov district in the Central Bohemian Region. The land is located in Nedvězí, which is part of the village of Rabyně. It is an ideal place for recreation or quiet living. This magical place surrounded by nature offers a large green area, a new Nedvězí pond, a farm with horses nearby and the Slapská dam is only a few minutes away by car. This is an ideal opportunity for a great investment.

The gently sloping plot overlooking the greenery has direct neighbours on two sides, it is bordered by a fence of mature trees that guarantee privacy. A paved driveway without asphalt surface leads to the plot. Trips to the surrounding area attract, for example, to the Rabyňská vyhlídka, Teletín waterfalls or the wellness centre in Měříín. For golf enthusiasts, the Slapy golf course is also within a 15 min. Civic amenities are diverse in the surroundings.

There is public mains electricity and public municipal sewerage. There is a project of a self-drilled well as a source of drinking water elevation and a study that proposes a modern house, which you can see in the visualization. The electricity connection and sewerage is at the edge of the plot. The land is entirely buildable and lies within the simultaneously built-up area of the village. The regulations define the buildability of the land at a maximum of 35% with a maximum building height of 9 m.

The site is very suitable for quiet family housing or recreation.

Available immediately.