BUILDING PLOT IN JÍLOVIŠTĚ, NEAR PRAGUE

1,088 m² · Parcel 169/1 · Prague-West District

THE PROPERTY

A building plot for a detached home in Jíloviště, near Prague. A municipal road leads directly to the property. The plot includes an established, level garden and a private well approximately 20 metres deep.

The property has been in the family for several generations. The current owners planned to build a home here, but settled elsewhere and decided to sell.

PLANNING AND UTILITIES

The local plan designates the plot as SV, a mixed residential zone. Maximum site coverage is 30%, with at least 50% of the plot to remain green. The planning parameters allow one above-ground storey with an optional attic.

Public water and sewer mains run along the southern edge of the plot. An electricity connection at the boundary is being arranged.

The indicative site plan shows a possible house location in the northern part of the plot, more than 50 metres from the I/4 road. This leaves room for a south-facing garden and terrace. The final siting, acoustic measures and ventilation will depend on the specific building design.

PRICES AND VIEWINGS

Advertised MUN price: CZK 5,500,000. After viewing the property, you can submit your own price offer. The owner decides whether to accept it.

Buy Now price: CZK 6,950,000. A reservation agreement can be signed immediately at this price while the property is available.

Scheduled viewings at 13:30:

13 Dec 2026 · 25 Dec 2026 · 10 Jan 2027 · 30 Jan 2027 · 21 Feb 2027 · 14 Mar 2027

Please confirm attendance by phone in advance. Remaining viewings will be cancelled if the owner accepts an offer or a reservation agreement is signed at the Buy Now price.

TRANSPORT AND LOCAL AMENITIES

By car. Via the D4, the southern edge of Prague is approximately five minutes away, and the city centre around 20 minutes in free-flowing traffic. Allow approximately 8–12 minutes to Prague-Zbraslav, 7–10 minutes to Všenory and 10–15 minutes to Mníšek pod Brdy.

Public transport. PID buses 317 and 320 reach Smíchovské nádraží in around 20–25 minutes, with connections to metro line B, trams and trains. Nearby Všenory railway station has S7 services towards Prague and Beroun. Travel times are approximate and exclude waiting time.

Everyday amenities. Jíloviště has a nursery school, a post office with Czech POINT services, a library, restaurants, a café, a bakery and a sports complex. Larger shops and healthcare services are available in Mníšek pod Brdy and Prague-Zbraslav. Nearby woodlands offer walking and cycling routes.

CONTACT

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