

## **ABSTRACT**

The objective of this diploma thesis is to examine the impacts of the metro line extension on residential property prices in the adjacent areas of Boislavka, Nádraží Veveřská and Petřín station. One of the positive externalities of the improved public transport accessibility is higher attractiveness of the localities, which results in the property prices uplift. According to the works from abroad the features of such uplift differ case by case. Statistical modelling analyses having been conducted so far carried the ambiguous results and that is why both quantitative and qualitative research methods are used in this work and at the same time the emphasis is given to the comparison of both approaches and their benefits. The borderline of the impact of metro on property prices was put 800-1000 m far from the stations. This impact is studied in the context of the other pricing factors in terms of geographical location. The results indicate significant, though not decisive impact of metro stations on property prices. At the same time the need for the careful handling with the locally relevant factors is emphasised as they influence the final prices. In the conclusion the methodical approach considered by the author as the optimal with respect to the Prague's context and particularities is outlined.

**Keywords:** metro rail, property prices, pricing factors, qualitative methods, quantitative methods