



Land

1 396 m<sup>2</sup>, Praha-východ, Podolanka, Hlavní

€ 467 252 | CZK 11 700 000





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Price per sq. m.	8 381 CZK
Total area	1 396 m <sup>2</sup>
Land type	Commercial
Reference number	104347

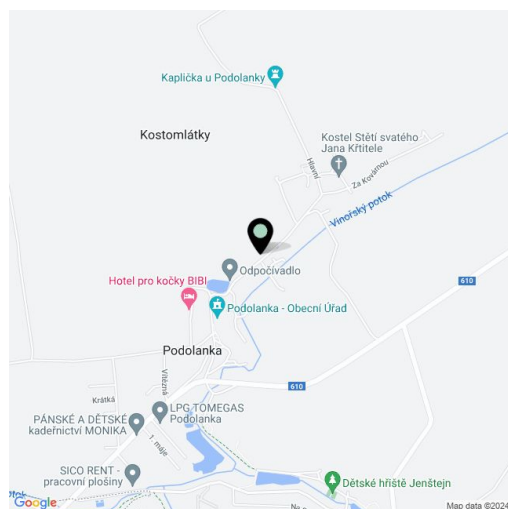
**This connected set of plots with a total area of 1,396 m<sup>2</sup> with a freshly issued zoning permit for the construction of a smaller retirement home is located in the village of Podolanka, in the northeastern suburbs of Prague, only 2 km from the city limits and approx. 15 km from the center.**

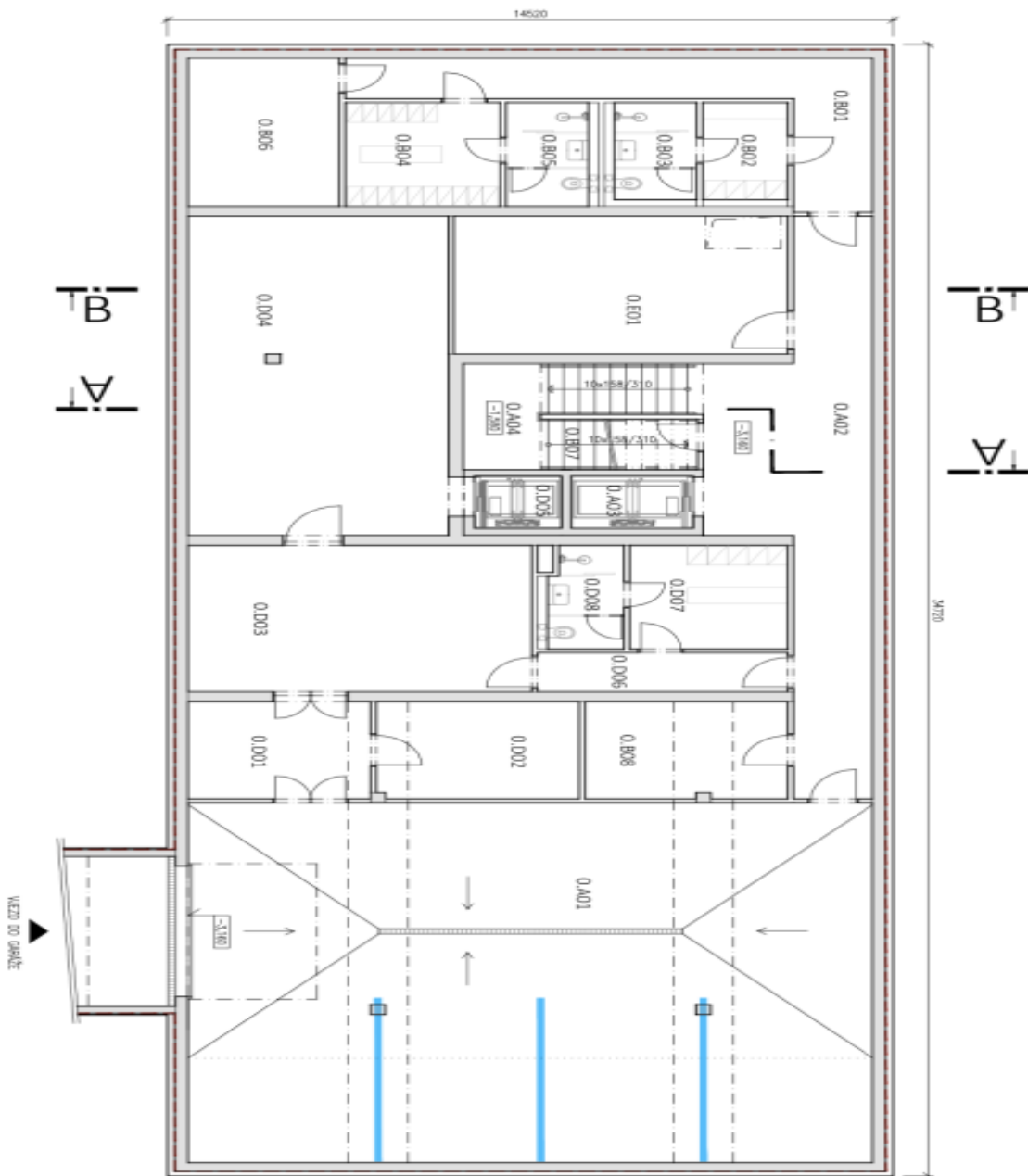
The land is flat, grassy, and located directly on the **village square**. The property is connected to a **full range of all utilities** (water, electricity, gas, sewerage) and access to the property is via a **historic, listed, and reconstructed Renaissance gate with preserved sgraffiti**.

The offer includes full **project and implementation documentation**, and the project is therefore ready for the building permit request process. The plan is for a three-story building with 16 beds, 2 social rooms, multiple terraces, a room for rehabilitation, a nurse's room, a food service operation with all the necessary facilities, **an elevator, a garage**, and parking spaces. The total usable area is expected to be almost 1,500 m<sup>2</sup>. **Outdoor seating and a barbecue area** are also planned.

The nearest public infrastructure is available in the Prague districts of Vnoř, Kbely, and Letňany, or in Brandýs nad Labem, about 5 km away. The place is very accessible by car and suburban bus from the **Letňany metro station** and it's also easy to get to Mladoboleslavská Street, the D10 highway, and the Prague Ring Road.

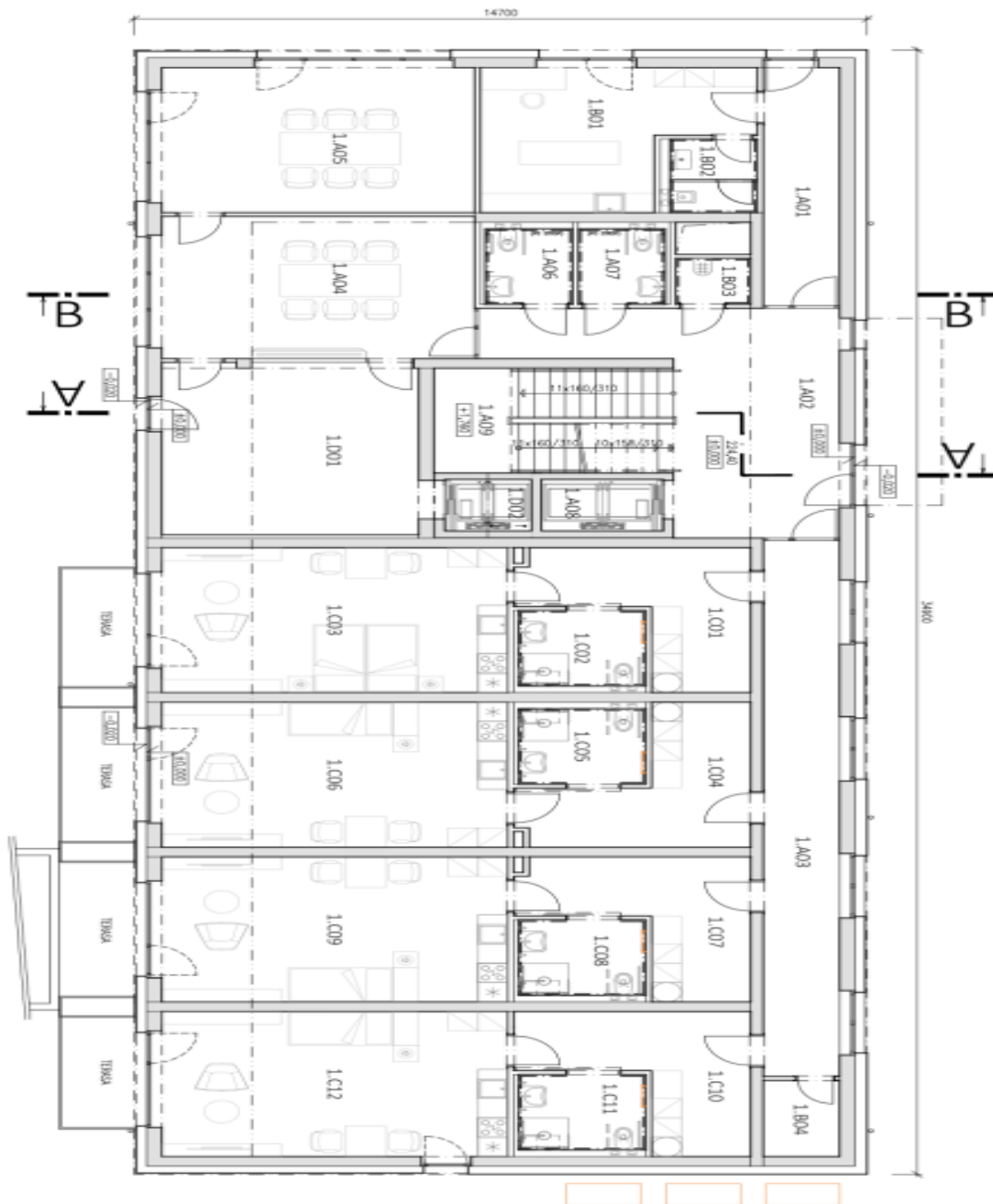
Total area 1,396 m<sup>2</sup>.



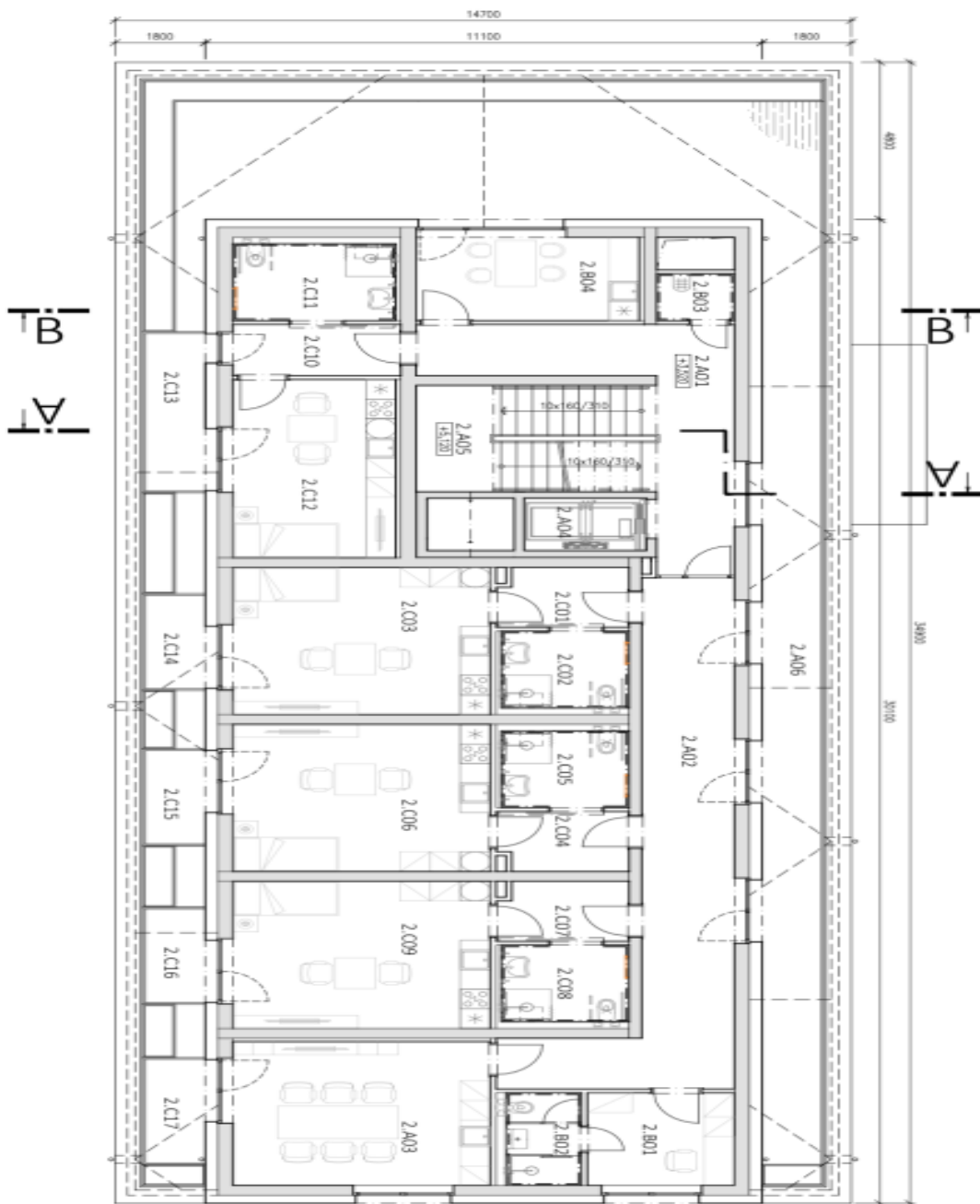


TECHNICKÉ	TECHNICKÝ	TECHNICKÝ	TECHNICKÝ
0.001	0.002	0.003	0.004
0.005	0.006	0.007	0.008
0.009	0.010	0.011	0.012
0.013	0.014	0.015	0.016
0.017	0.018	0.019	0.020
0.021	0.022	0.023	0.024
0.025	0.026	0.027	0.028
0.029	0.030	0.031	0.032
0.033	0.034	0.035	0.036
0.037	0.038	0.039	0.040
0.041	0.042	0.043	0.044
0.045	0.046	0.047	0.048
0.049	0.050	0.051	0.052
0.053	0.054	0.055	0.056
0.057	0.058	0.059	0.060
0.061	0.062	0.063	0.064
0.065	0.066	0.067	0.068
0.069	0.070	0.071	0.072
0.073	0.074	0.075	0.076
0.077	0.078	0.079	0.080
0.081	0.082	0.083	0.084
0.085	0.086	0.087	0.088
0.089	0.090	0.091	0.092
0.093	0.094	0.095	0.096
0.097	0.098	0.099	0.100
0.101	0.102	0.103	0.104
0.105	0.106	0.107	0.108
0.109	0.110	0.111	0.112
0.113	0.114	0.115	0.116
0.117	0.118	0.119	0.120
0.121	0.122	0.123	0.124
0.125	0.126	0.127	0.128
0.129	0.130	0.131	0.132
0.133	0.134	0.135	0.136
0.137	0.138	0.139	0.140
0.141	0.142	0.143	0.144
0.145	0.146	0.147	0.148
0.149	0.150	0.151	0.152
0.153	0.154	0.155	0.156
0.157	0.158	0.159	0.160
0.161	0.162	0.163	0.164
0.165	0.166	0.167	0.168
0.169	0.170	0.171	0.172
0.173	0.174	0.175	0.176
0.177	0.178	0.179	0.180
0.181	0.182	0.183	0.184
0.185	0.186	0.187	0.188
0.189	0.190	0.191	0.192
0.193	0.194	0.195	0.196
0.197	0.198	0.199	0.200
0.201	0.202	0.203	0.204
0.205	0.206	0.207	0.208
0.209	0.210	0.211	0.212
0.213	0.214	0.215	0.216
0.217	0.218	0.219	0.220
0.221	0.222	0.223	0.224
0.225	0.226	0.227	0.228
0.229	0.230	0.231	0.232
0.233	0.234	0.235	0.236
0.237	0.238	0.239	0.240
0.241	0.242	0.243	0.244
0.245	0.246	0.247	0.248
0.249	0.250	0.251	0.252
0.253	0.254	0.255	0.256
0.257	0.258	0.259	0.260
0.261	0.262	0.263	0.264
0.265	0.266	0.267	0.268
0.269	0.270	0.271	0.272
0.273	0.274	0.275	0.276
0.277	0.278	0.279	0.280
0.281	0.282	0.283	0.284
0.285	0.286	0.287	0.288
0.289	0.290	0.291	0.292
0.293	0.294	0.295	0.296
0.297	0.298	0.299	0.300
0.301	0.302	0.303	0.304
0.305	0.306	0.307	0.308
0.309	0.310	0.311	0.312
0.313	0.314	0.315	0.316
0.317	0.318	0.319	0.320
0.321	0.322	0.323	0.324
0.325	0.326	0.327	0.328
0.329	0.330	0.331	0.332
0.333	0.334	0.335	0.336
0.337	0.338	0.339	0.340
0.341	0.342	0.343	0.344
0.345	0.346	0.347	0.348
0.349	0.350	0.351	0.352
0.353	0.354	0.355	0.356
0.357	0.358	0.359	0.360
0.361	0.362	0.363	0.364
0.365	0.366	0.367	0.368
0.369	0.370	0.371	0.372
0.373	0.374	0.375	0.376
0.377	0.378	0.379	0.380
0.381	0.382	0.383	0.384
0.385	0.386	0.387	0.388
0.389	0.390	0.391	0.392
0.393	0.394	0.395	0.396
0.397	0.398	0.399	0.400
0.401	0.402	0.403	0.404
0.405	0.406	0.407	0.408
0.409	0.410	0.411	0.412
0.413	0.414	0.415	0.416
0.417	0.418	0.419	0.420
0.421	0.422	0.423	0.424
0.425	0.426	0.427	0.428
0.429	0.430	0.431	0.432
0.433	0.434	0.435	0.436
0.437	0.438	0.439	0.440
0.441	0.442	0.443	0.444
0.445	0.446	0.447	0.448
0.449	0.450	0.451	0.452
0.453	0.454	0.455	0.456
0.457	0.458	0.459	0.460
0.461	0.462	0.463	0.464
0.465	0.466	0.467	0.468
0.469	0.470	0.471	0.472
0.473	0.474	0.475	0.476
0.477	0.478	0.479	0.480
0.481	0.482	0.483	0.484
0.485	0.486	0.487	0.488
0.489	0.490	0.491	0.492
0.493	0.494	0.495	0.496
0.497	0.498	0.499	0.500

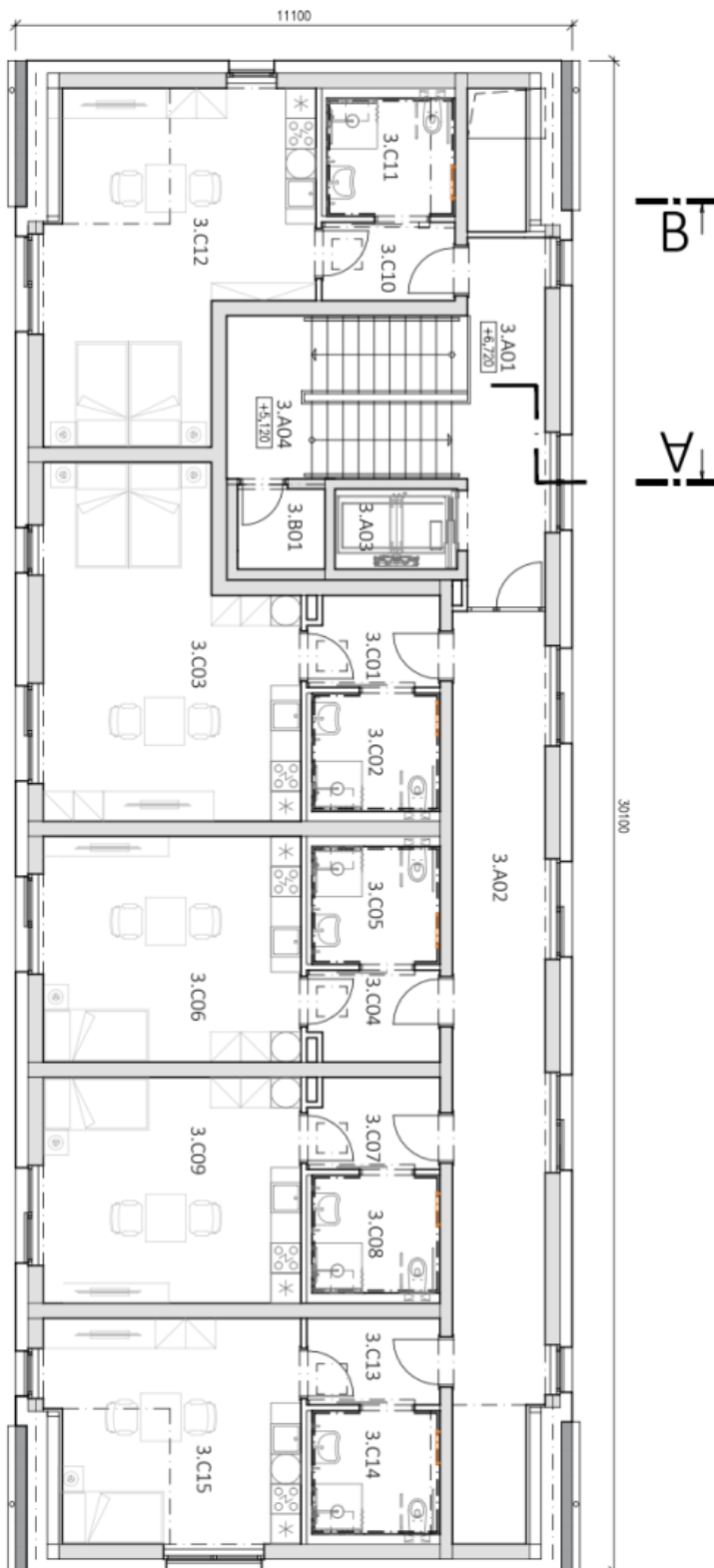




ČÍSLO KÓDU	POJEM	PROSTOR
1.001	1001	1001
1.002	1002	1002
1.003	1003	1003
1.004	1004	1004
1.005	1005	1005
1.006	1006	1006
1.007	1007	1007
1.008	1008	1008
1.009	1009	1009
1.010	1010	1010
1.011	1011	1011
1.012	1012	1012
1.A01	1A01	1A01
1.A02	1A02	1A02
1.A03	1A03	1A03
1.A04	1A04	1A04
1.A05	1A05	1A05
1.A06	1A06	1A06
1.A07	1A07	1A07
1.A08	1A08	1A08
1.A09	1A09	1A09
1.B01	1B01	1B01
1.B02	1B02	1B02
1.B03	1B03	1B03
1.C01	1C01	1C01
1.C02	1C02	1C02
1.C03	1C03	1C03
1.C04	1C04	1C04
1.C05	1C05	1C05
1.C06	1C06	1C06
1.C07	1C07	1C07
1.C08	1C08	1C08
1.C09	1C09	1C09
1.C10	1C10	1C10
1.C11	1C11	1C11
1.B04	1B04	1B04



PROJEKT	POZEMEK
2.A01	1480/1
2.A02	1480/2
2.A03	1480/3
2.A04	1480/4
2.A05	1480/5
2.A06	1480/6
2.A07	1480/7
2.A08	1480/8
2.B01	1480/9
2.B02	1480/10
2.B03	1480/11
2.B04	1480/12
2.C01	1480/13
2.C02	1480/14
2.C03	1480/15
2.C04	1480/16
2.C05	1480/17
2.C06	1480/18
2.C07	1480/19
2.C08	1480/20
2.C09	1480/21
2.C10	1480/22
2.C11	1480/23
2.C12	1480/24
2.C13	1480/25
2.C14	1480/26
2.C15	1480/27
2.C16	1480/28
2.C17	1480/29



TABULKA MÍSTNOSTI  
MÍSTNOST PLOCHA

A. Společné prostory	
3.A01	Chodba 11,98 m <sup>2</sup>
3.A02	Chodba 31,96 m <sup>2</sup>
3.A03	Šachta výtahu 3,96 m <sup>2</sup>
3.A04	Isolované 14,15 m <sup>2</sup>
Celkem společné prostory 61,05 m <sup>2</sup>	

B. provozní prostory	
3.B01	Škola 2,87 m <sup>2</sup>
Celkem zabetonovaní provoz 2,87 m <sup>2</sup>	

C. Klientské prostory	
3.C01	Závesí 4,47 m <sup>2</sup>
3.C02	Koupelna 5,99 m <sup>2</sup>
3.C03	Průhledový pokoi 32,24 m <sup>2</sup>
3.C04	Závesí 4,67 m <sup>2</sup>
3.C05	Koupelna 5,99 m <sup>2</sup>
3.C06	Průhledový pokoi 23,11 m <sup>2</sup>
3.C07	Závesí 4,67 m <sup>2</sup>
3.C08	Koupelna 5,99 m <sup>2</sup>
3.C09	Průhledový pokoi 23,11 m <sup>2</sup>
3.C10	Závesí 4,15 m <sup>2</sup>
3.C11	Koupelna 5,99 m <sup>2</sup>
3.C12	Průhledový pokoi 30,47 m <sup>2</sup>
3.C13	Závesí 4,86 m <sup>2</sup>
3.C14	Koupelna 5,99 m <sup>2</sup>
3.C15	Průhledový pokoi 20,80 m <sup>2</sup>
Celkem zabetonovaní provoz 182,72 m <sup>2</sup>	