





Land

1 396 m², Praha-východ, Podolanka, Hlavní

€ 467 252 | CZK 11 700 000

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

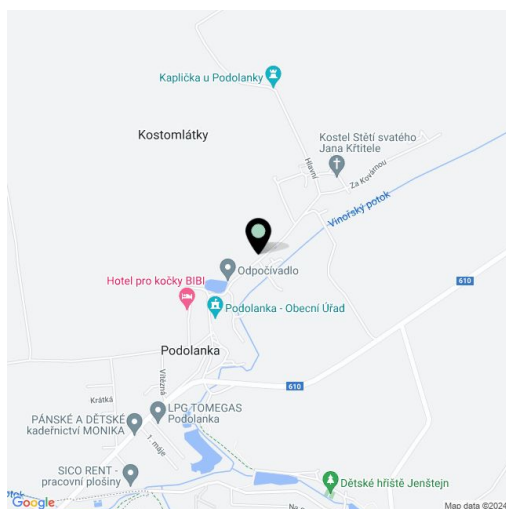
This connected set of plots with a total area of 1,396 m² with a freshly issued zoning permit for the construction of a smaller retirement home is located in the village of Podolanka, in the northeastern suburbs of Prague, only 2 km from the city limits and approx. 15 km from the center.

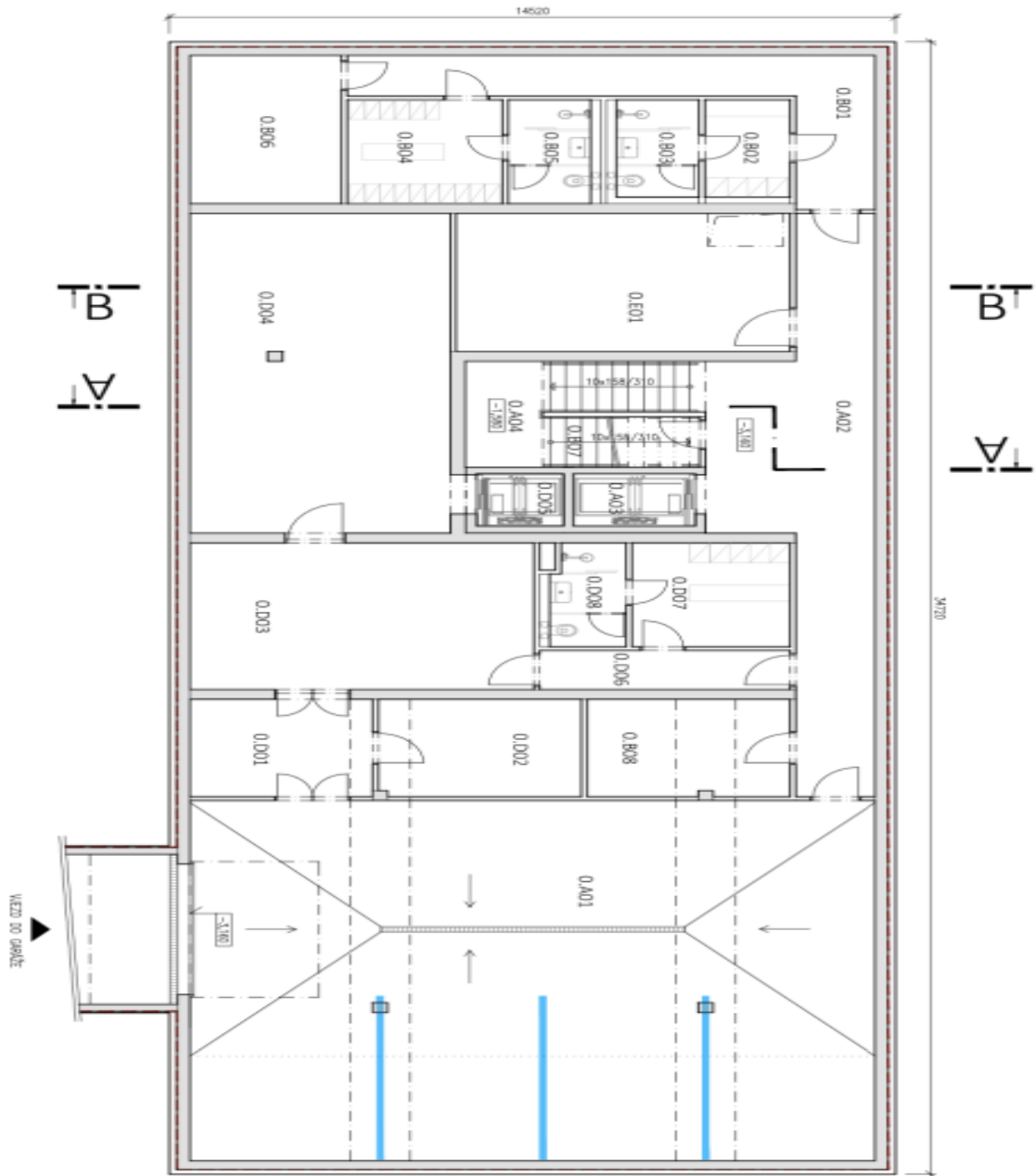
The land is flat, grassy, and located directly on the **village square**. The property is connected to a **full range of all utilities** (water, electricity, gas, sewerage) and access to the property is via a **historic, listed, and reconstructed Renaissance gate with preserved sgraffiti**.

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 m². **Outdoor seating and a barbecue area** are also planned.

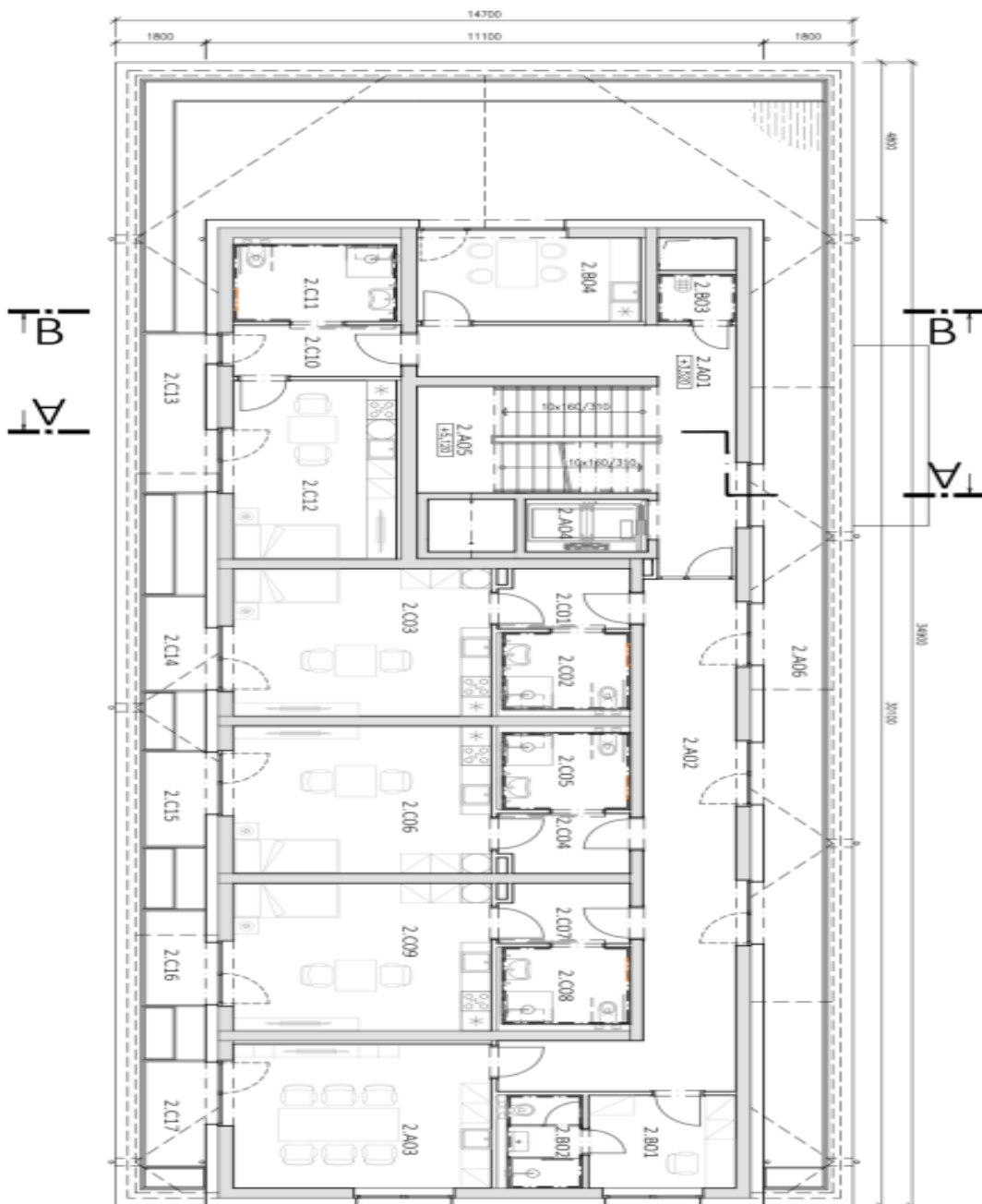
The nearest public infrastructure is available in the Prague districts of Vinoř, Kbely, and Letňany, or in Brandýs nad Labem, about 5 km away. The place is very accessible by car and suburban bus from the **Letňany metro station** and it's also easy to get to Mladoboleslavská Street, the D10 highway,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

Total area 1,396 m².

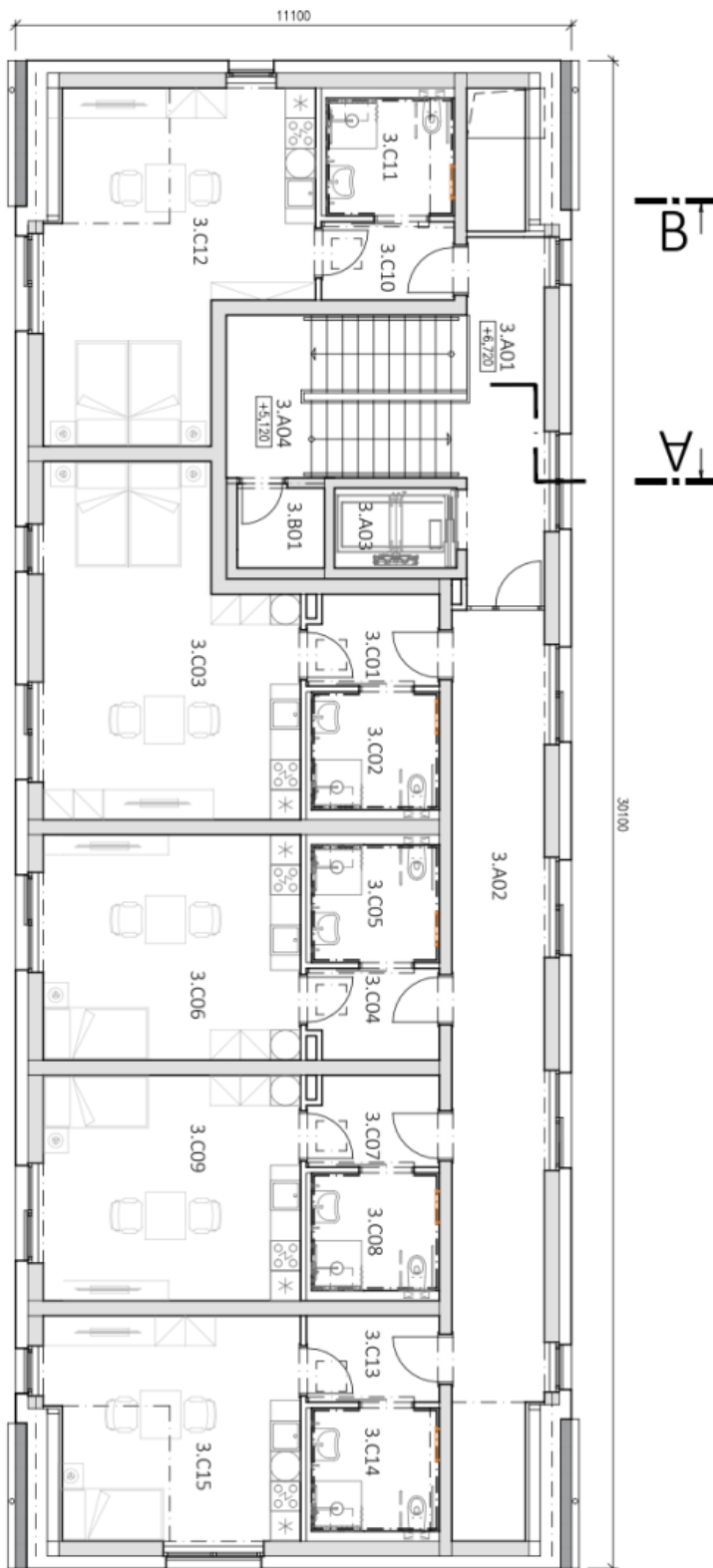




PROJEKT	PRŮVLAHA
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PROJEKT	POZEMEK
2.A01	1490 m ²
2.A02	1470 m ²
2.A03	1470 m ²
2.A04	1470 m ²
2.A05	1470 m ²
2.A06	1470 m ²
2.B01	1470 m ²
2.B02	1470 m ²
2.B03	1470 m ²
2.B04	1470 m ²
2.C01	1470 m ²
2.C02	1470 m ²
2.C03	1470 m ²
2.C04	1470 m ²
2.C05	1470 m ²
2.C06	1470 m ²
2.C07	1470 m ²
2.C08	1470 m ²
2.C09	1470 m ²
2.C10	1470 m ²
2.C11	1470 m ²
2.C12	1470 m ²
2.C13	1470 m ²
2.C14	1470 m ²
2.C15	1470 m ²
2.C16	1470 m ²
2.C17	1470 m ²



TABULKA MÍSTNOSTI
MÍSTNOST PLOCHA

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

B. provozní prostory	
3.B01	Škola 2,87 m ²
Celkem zabetonovaní provoz 2,87 m ²	

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