



Land

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

€ 466 600 | 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

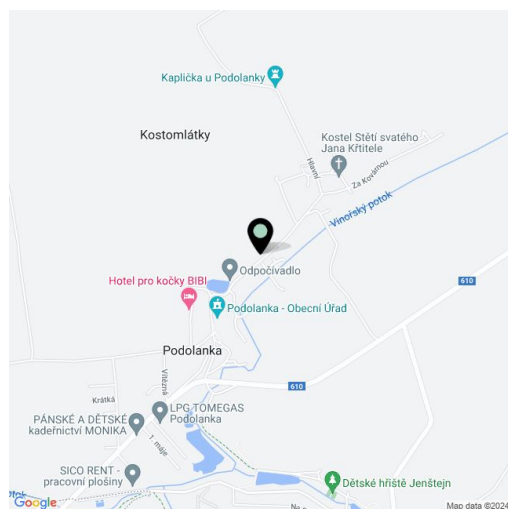
**This connected set of plots with a total area of 1,396 m<sup>2</sup> with a freshly issued zoning permit for the construction of a smaller retirement home is located in the village of Podolanka, in the northeastern suburbs of Prague, only 2 km from the city limits and approx. 15 km from the center.**

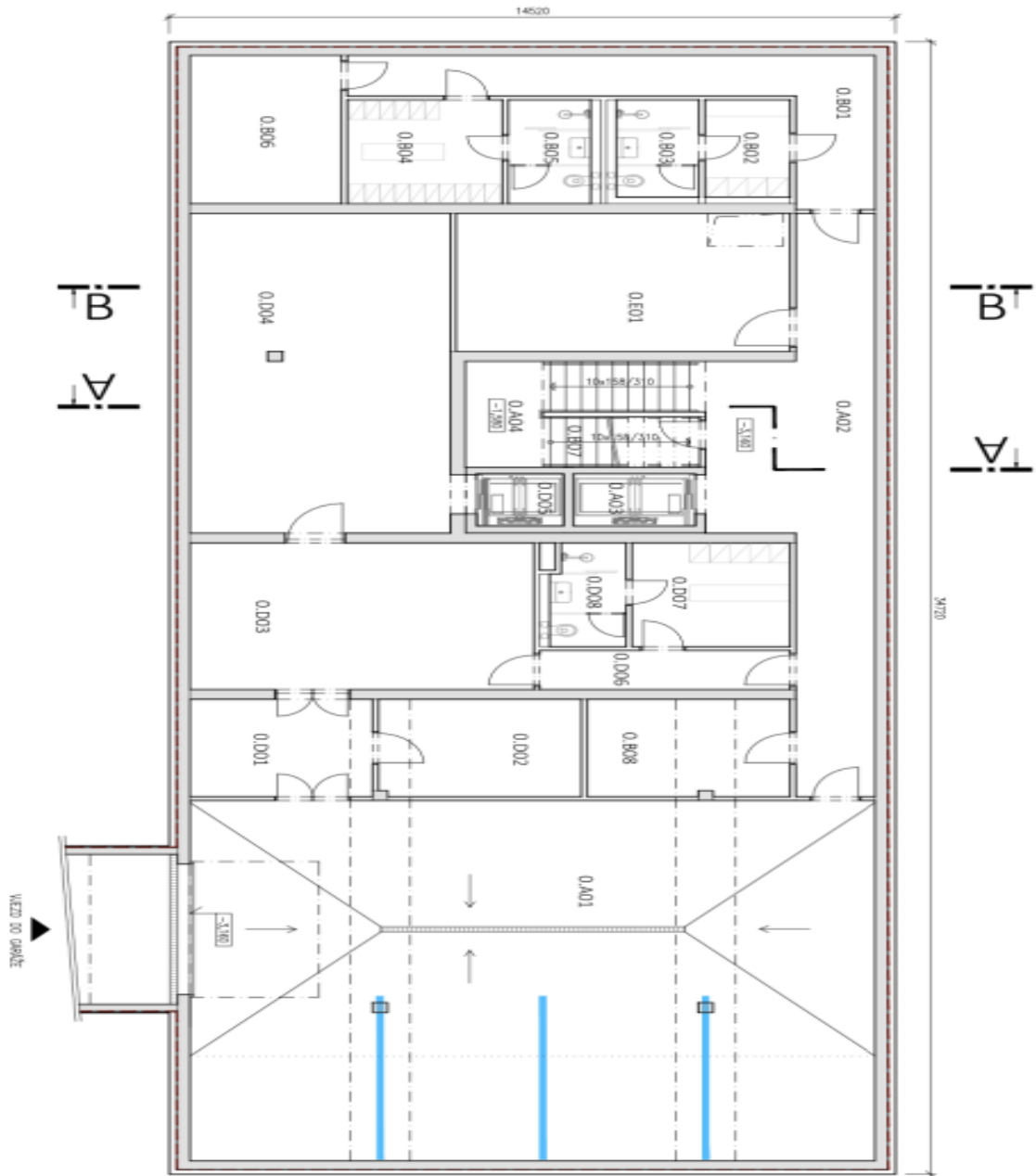
The land is flat, grassy, and located directly on the **village square**. The property is connected to a **full range of all utilities** (water, electricity, gas, sewerage) and access to the property is via a **historic, listed, and reconstructed Renaissance gate with preserved sgraffiti**.

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.

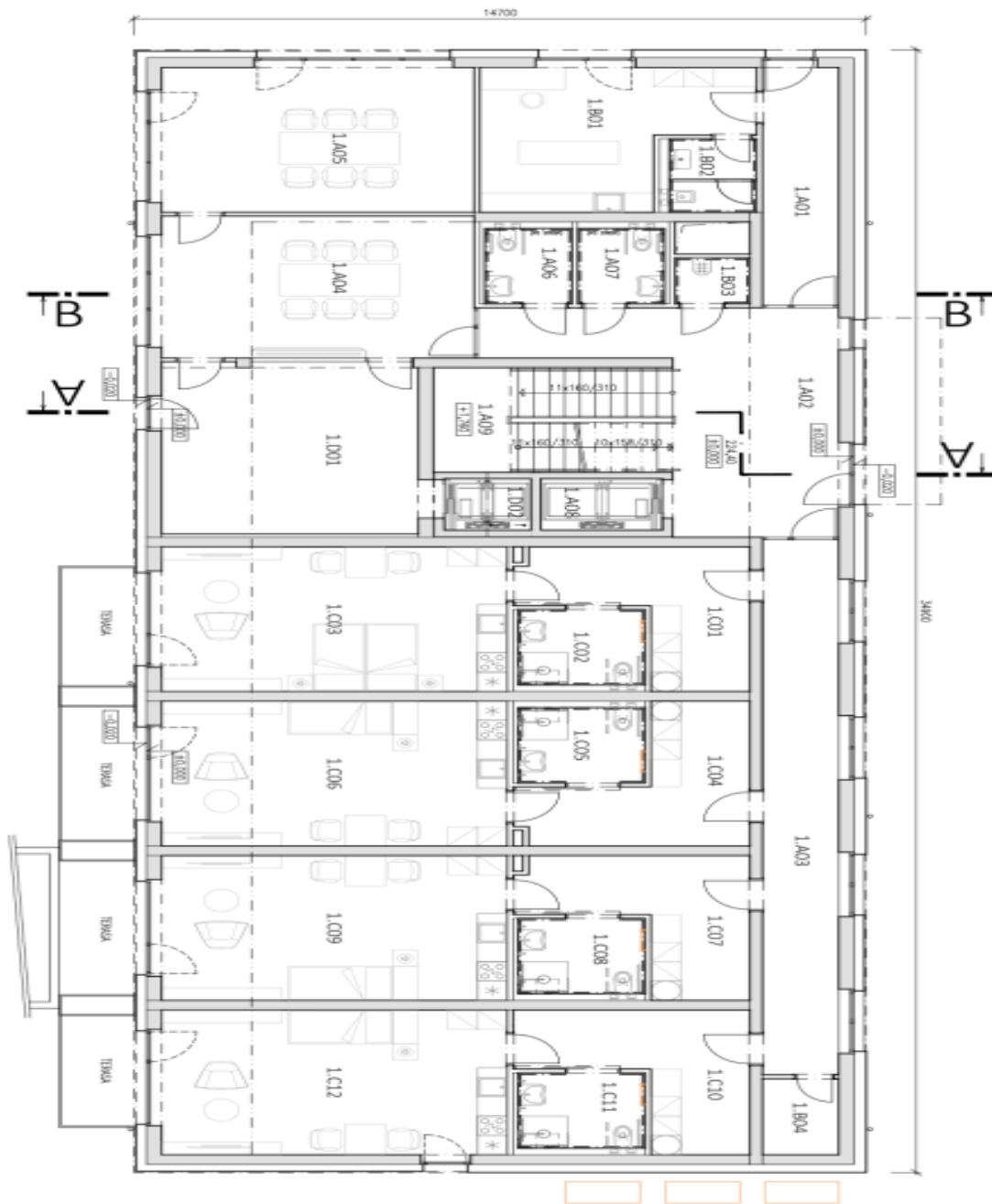
The nearest public infrastructure is available in the Prague districts of Vlnoř, Kbely, and Letňany, or in Brandýs nad Labem, about 5 km away. The place is very accessible by car and suburban bus from the **Letňany metro station** and it's also easy to get to Mladoboleslavská Street, the D10 highway,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

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

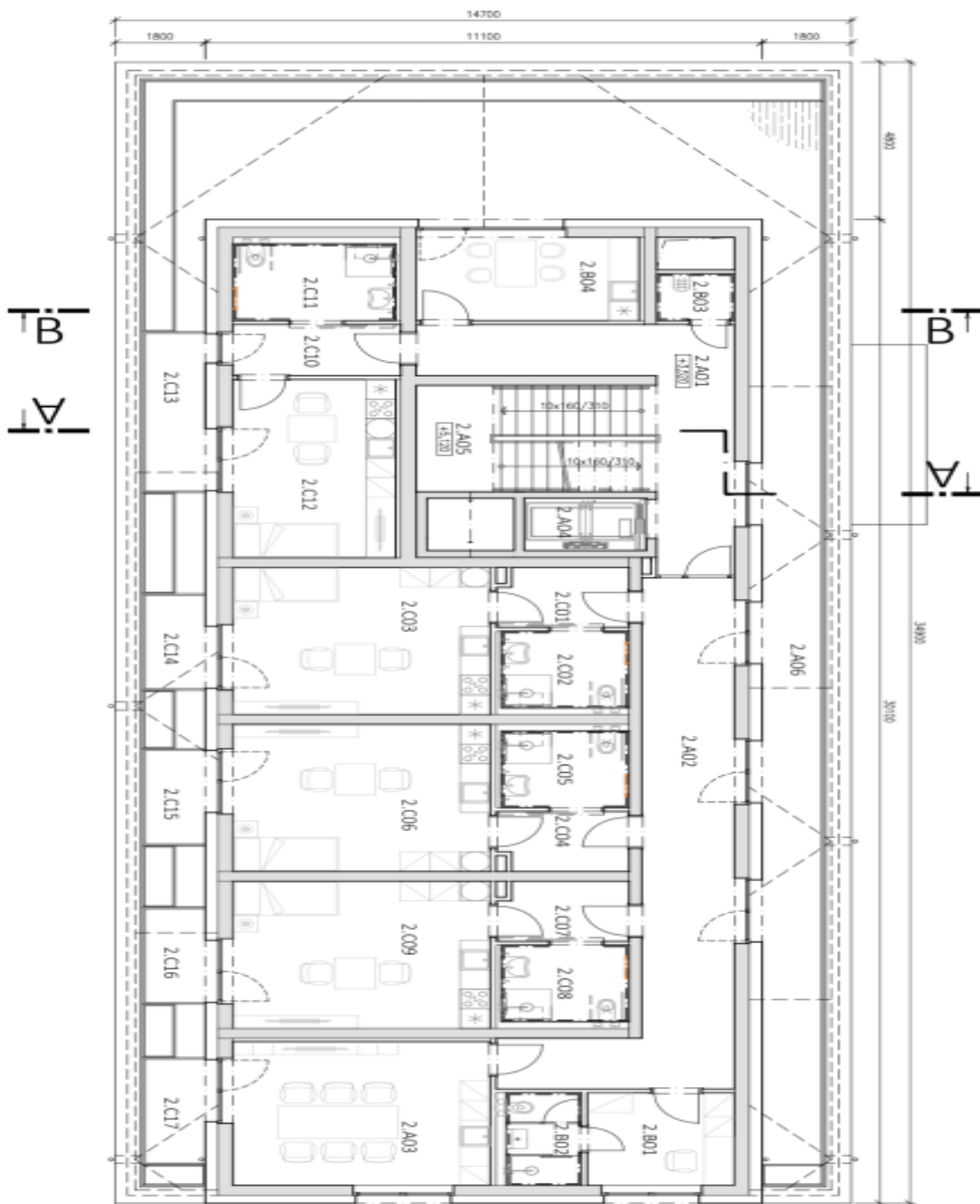




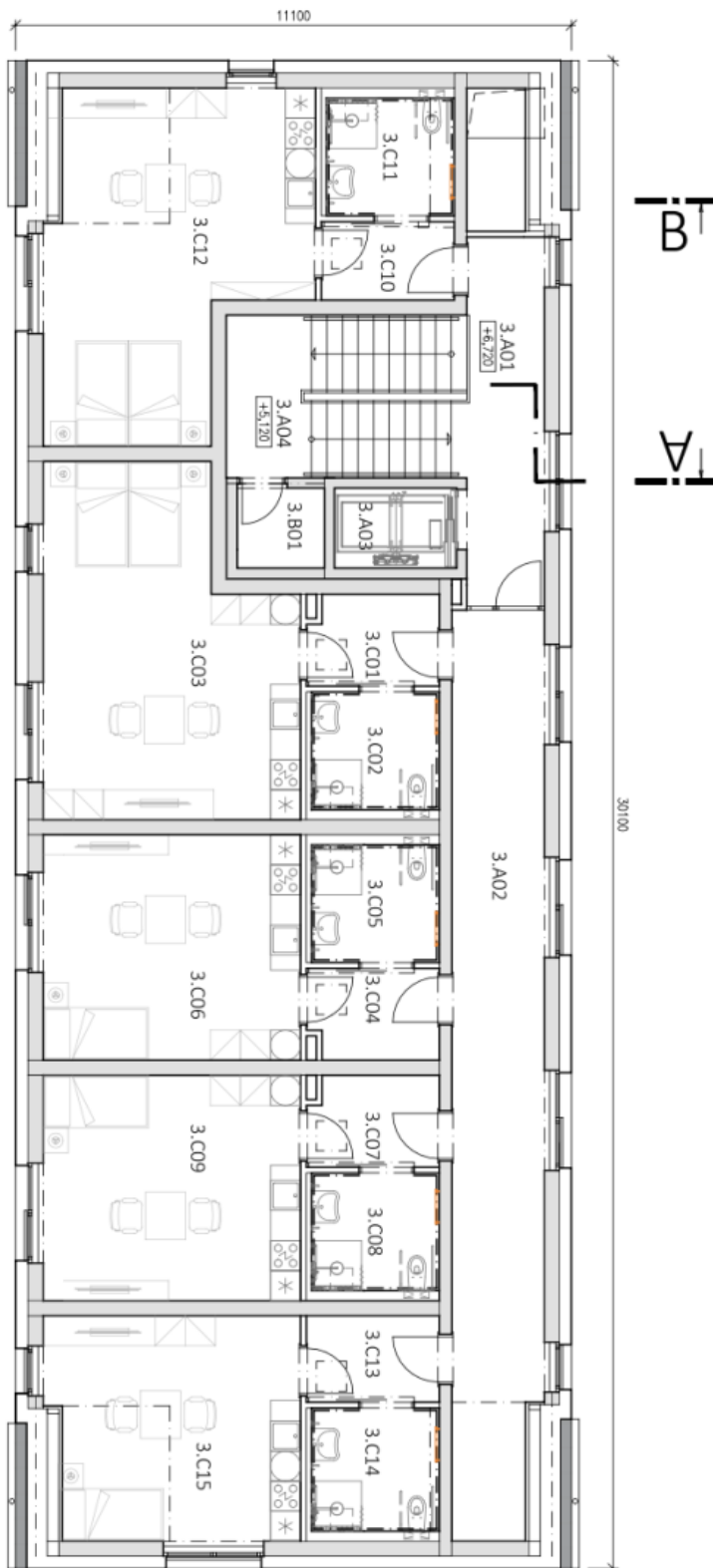
PROJEKT	POSUP
0.001	0.001
0.002	0.002
0.003	0.003
0.004	0.004
0.005	0.005
0.006	0.006
0.007	0.007
0.008	0.008
0.009	0.009
0.010	0.010
0.011	0.011
0.012	0.012
0.013	0.013
0.014	0.014
0.015	0.015
0.016	0.016
0.017	0.017
0.018	0.018
0.019	0.019
0.020	0.020
0.021	0.021
0.022	0.022
0.023	0.023
0.024	0.024
0.025	0.025
0.026	0.026
0.027	0.027
0.028	0.028
0.029	0.029
0.030	0.030
0.031	0.031
0.032	0.032
0.033	0.033
0.034	0.034
0.035	0.035
0.036	0.036
0.037	0.037
0.038	0.038
0.039	0.039
0.040	0.040
0.041	0.041
0.042	0.042
0.043	0.043
0.044	0.044
0.045	0.045
0.046	0.046
0.047	0.047
0.048	0.048
0.049	0.049
0.050	0.050
0.051	0.051
0.052	0.052
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0.061	0.061
0.062	0.062
0.063	0.063
0.064	0.064
0.065	0.065
0.066	0.066
0.067	0.067
0.068	0.068
0.069	0.069
0.070	0.070
0.071	0.071
0.072	0.072
0.073	0.073
0.074	0.074
0.075	0.075
0.076	0.076
0.077	0.077
0.078	0.078
0.079	0.079
0.080	0.080
0.081	0.081
0.082	0.082
0.083	0.083
0.084	0.084
0.085	0.085
0.086	0.086
0.087	0.087
0.088	0.088
0.089	0.089
0.090	0.090
0.091	0.091
0.092	0.092
0.093	0.093
0.094	0.094
0.095	0.095
0.096	0.096
0.097	0.097
0.098	0.098
0.099	0.099
0.100	0.100



ČÍSLO KÓDU	NÁZEV	POVRCH	POKRYTÍ
101	1.001	1.001	1.001
102	1.002	1.002	1.002
103	1.003	1.003	1.003
104	1.004	1.004	1.004
105	1.005	1.005	1.005
106	1.006	1.006	1.006
107	1.007	1.007	1.007
108	1.008	1.008	1.008
109	1.009	1.009	1.009
110	1.010	1.010	1.010
111	1.011	1.011	1.011
112	1.012	1.012	1.012
113	1.013	1.013	1.013
114	1.014	1.014	1.014
115	1.015	1.015	1.015
116	1.016	1.016	1.016
117	1.017	1.017	1.017
118	1.018	1.018	1.018
119	1.019	1.019	1.019
120	1.020	1.020	1.020
121	1.021	1.021	1.021
122	1.022	1.022	1.022
123	1.023	1.023	1.023
124	1.024	1.024	1.024
125	1.025	1.025	1.025
126	1.026	1.026	1.026
127	1.027	1.027	1.027
128	1.028	1.028	1.028
129	1.029	1.029	1.029
130	1.030	1.030	1.030
131	1.031	1.031	1.031
132	1.032	1.032	1.032
133	1.033	1.033	1.033
134	1.034	1.034	1.034
135	1.035	1.035	1.035
136	1.036	1.036	1.036
137	1.037	1.037	1.037
138	1.038	1.038	1.038
139	1.039	1.039	1.039
140	1.040	1.040	1.040
141	1.041	1.041	1.041
142	1.042	1.042	1.042
143	1.043	1.043	1.043
144	1.044	1.044	1.044
145	1.045	1.045	1.045
146	1.046	1.046	1.046
147	1.047	1.047	1.047
148	1.048	1.048	1.048
149	1.049	1.049	1.049
150	1.050	1.050	1.050
151	1.051	1.051	1.051
152	1.052	1.052	1.052
153	1.053	1.053	1.053
154	1.054	1.054	1.054
155	1.055	1.055	1.055
156	1.056	1.056	1.056
157	1.057	1.057	1.057
158	1.058	1.058	1.058
159	1.059	1.059	1.059
160	1.060	1.060	1.060
161	1.061	1.061	1.061
162	1.062	1.062	1.062
163	1.063	1.063	1.063
164	1.064	1.064	1.064
165	1.065	1.065	1.065
166	1.066	1.066	1.066
167	1.067	1.067	1.067
168	1.068	1.068	1.068
169	1.069	1.069	1.069
170	1.070	1.070	1.070
171	1.071	1.071	1.071
172	1.072	1.072	1.072
173	1.073	1.073	1.073
174	1.074	1.074	1.074
175	1.075	1.075	1.075
176	1.076	1.076	1.076
177	1.077	1.077	1.077
178	1.078	1.078	1.078
179	1.079	1.079	1.079
180	1.080	1.080	1.080
181	1.081	1.081	1.081
182	1.082	1.082	1.082
183	1.083	1.083	1.083
184	1.084	1.084	1.084
185	1.085	1.085	1.085
186	1.086	1.086	1.086
187	1.087	1.087	1.087
188	1.088	1.088	1.088
189	1.089	1.089	1.089
190	1.090	1.090	1.090
191	1.091	1.091	1.091
192	1.092	1.092	1.092
193	1.093	1.093	1.093
194	1.094	1.094	1.094
195	1.095	1.095	1.095
196	1.096	1.096	1.096
197	1.097	1.097	1.097
198	1.098	1.098	1.098
199	1.099	1.099	1.099
200	1.100	1.100	1.100



PROJEKT	POČET
2.A01	1
2.A02	1
2.A03	1
2.A04	1
2.A05	1
2.A06	1
2.A07	1
2.A08	1
2.C01	1
2.C02	1
2.C03	1
2.C04	1
2.C05	1
2.C06	1
2.C07	1
2.C08	1
2.C09	1
2.C10	1
2.C11	1
2.C12	1
2.C13	1
2.C14	1
2.C15	1
2.C16	1
2.C17	1



TABULKA MÍSTNOSTI  
MÍSTNOST PLOCHA

A. SPOLEČNÉ PROSTORY	
3.A01	CHODBA
3.A02	CHODBA
3.A03	ŠKOLNÍ VÝHMĚ
3.A04	ISOLACE
CELKEM SPOLEČNÉ PROSTORY	
	61,980 m <sup>2</sup>

B. PROVOZNÍ PROSTORY	
3.B01	SKLAD
CELKEM ZAMĚSTNANCI PROVOZ	
	2,877 m <sup>2</sup>

C. KLIENTSKÉ POKOJE	
3.C01	ŽIVĚNÍ
3.C02	KOUPELNA
3.C03	PRŮMĚLNÝ POKOJ
3.C04	ŽIVĚNÍ
3.C05	KOUPELNA
3.C06	HEMNOLŮŽNÝ POKOJ
3.C07	ŽIVĚNÍ
3.C08	KOUPELNA
3.C09	HEMNOLŮŽNÝ POKOJ
3.C10	ŽIVĚNÍ
3.C11	KOUPELNA
3.C12	PRŮMĚLNÝ POKOJ
3.C13	ŽIVĚNÍ
3.C14	KOUPELNA
3.C15	HEMNOLŮŽNÝ POKOJ
CELKEM ZAMĚSTNANCI PROVOZ	
	182,771 m <sup>2</sup>