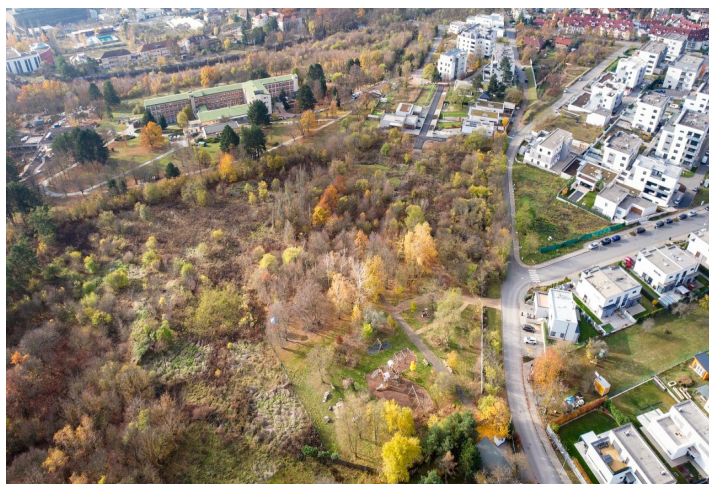
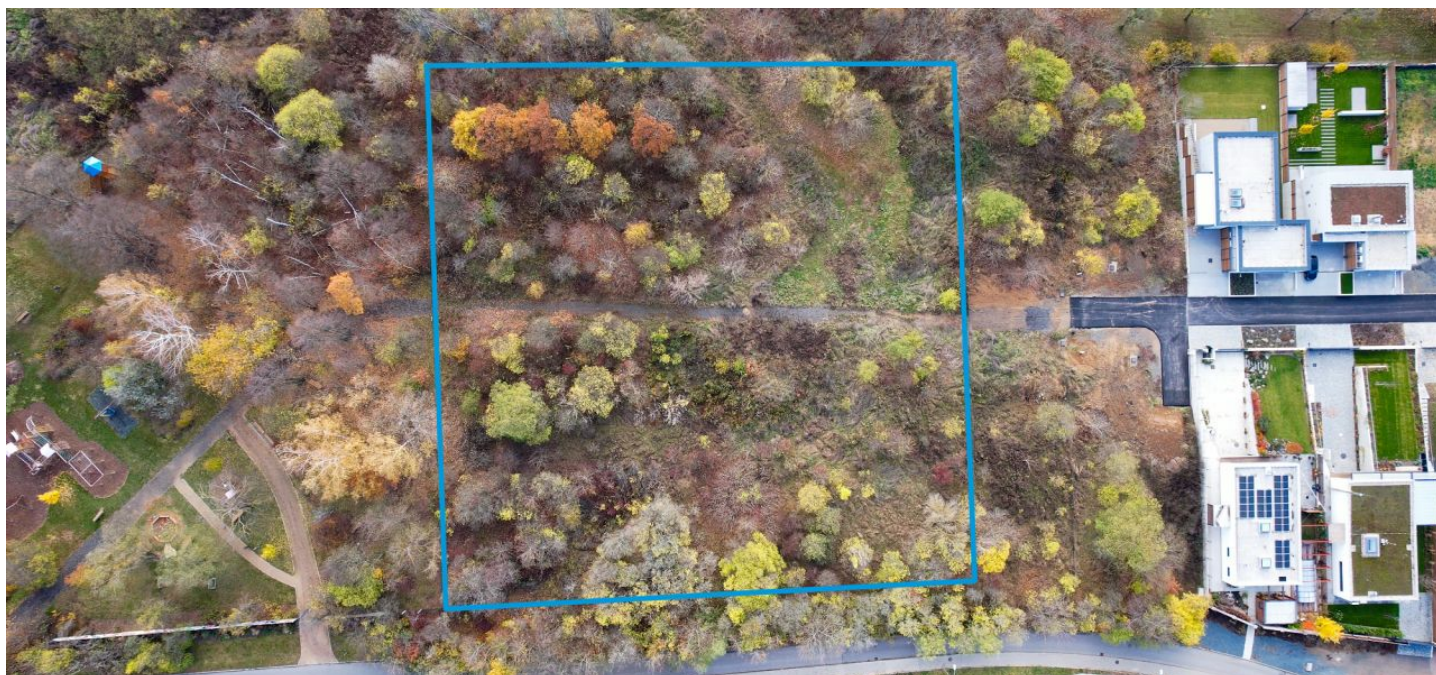




Land

6 433 m², Brno-město, Sadová, Zaječí hora

Ask for price



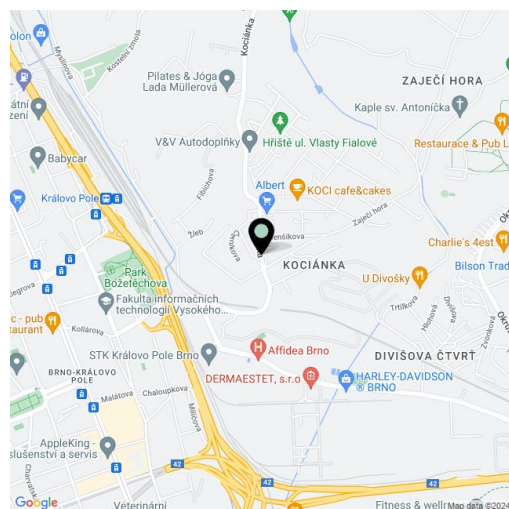


Land

6 433 m², Brno-město, Sadová, Zaječí hora

Ask for price

Price per sq. m.	Ask for price
Total area	6 433 m ²
Land type	Garden
Reference number	103716



Offer of a building plot of 6433 m² in the premium location of Brno - Sadová with a project in the stage of a study for a healthcare facility and a short-term accommodation building.

Key investment criteria

- **Land area 6,433 m²**

Fenced, ideally square shape (approx. 80 x 80 m), utility connections on-site or nearby, access via asphalt road

- **Capacities**

The project considers several variants.

The minimum variant totals 10,500 m² GFA.

Building A - Clinic

2F 1,800 m² (Garages, technical facilities)

1F 1,800 m² (Operating and ward areas, technical facilities)

1GF m² (Entrance, outpatient department, administration)

2GF m² (Lecture hall, café, apartment)

Total GFA 5,550 m²

Building B - Multipurpose House

1F 1,250 m² (Garages, technical facilities)

1GF 750 m² (Residence entrance, commercial units)

2GF - 4GF 2,400 m² (1/2 bedroom apartments, 42 units)

5GF 550 m² (Apartments, 4 units)

Total GFA 4,950 m²

- **Unique, flat plot with a view of Brno is fully fenced**

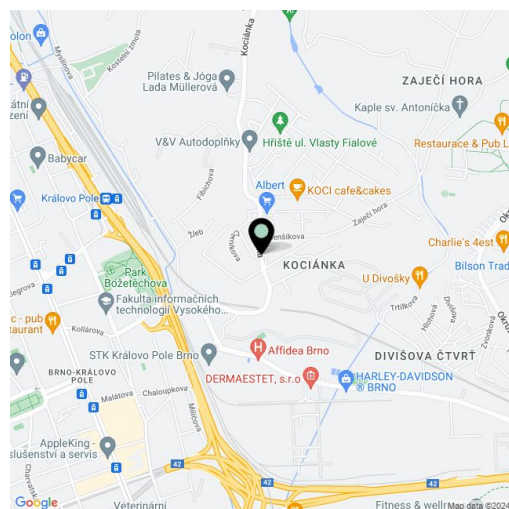


Land

6 433 m², Brno-město, Sadová, Zaječí hora

Ask for price

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- Project - in the study phase, will serve as a **basis for preparing documentation for zoning proceedings and building permit**. Studies are elaborated into completed layouts of all floors, building sections, and mass visualizations, which will serve as a basis for the concepts of building services specialists.

- The concept has been discussed with the City of Brno's Transport Department and further consulted with the Department of Urban Planning and Development. Its intention is in line with the city's current urban plan.

- Sale in the form of a transfer of business shares

- **Location**

Strategic location near the center of Brno, major urban ring road, easily accessible by car and public transport. Quiet location, view of Brno. Large catchment area in terms of the placement of medical facilities, attractive location for both short-term and long-term living.

Gross floor area 10,500 m², plot 6,433 m².