





## Land

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

€ 463 275 | CZK 11 700 000

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

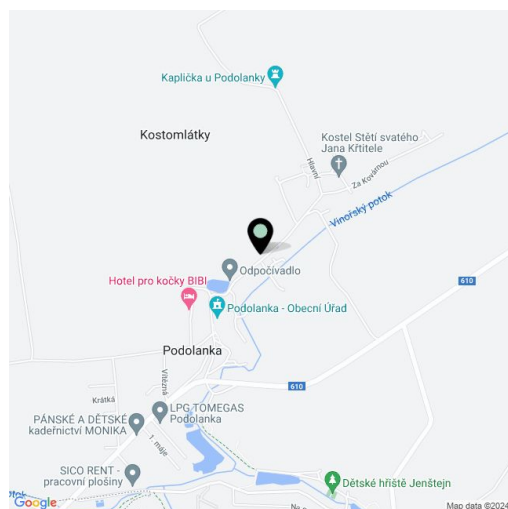
This connected set of plots with a total area of 1,396 m<sup>2</sup> with a freshly issued zoning permit for the construction of a smaller retirement home is located in the village of Podolanka, in the northeastern suburbs of Prague, only 2 km from the city limits and approx. 15 km from the center.

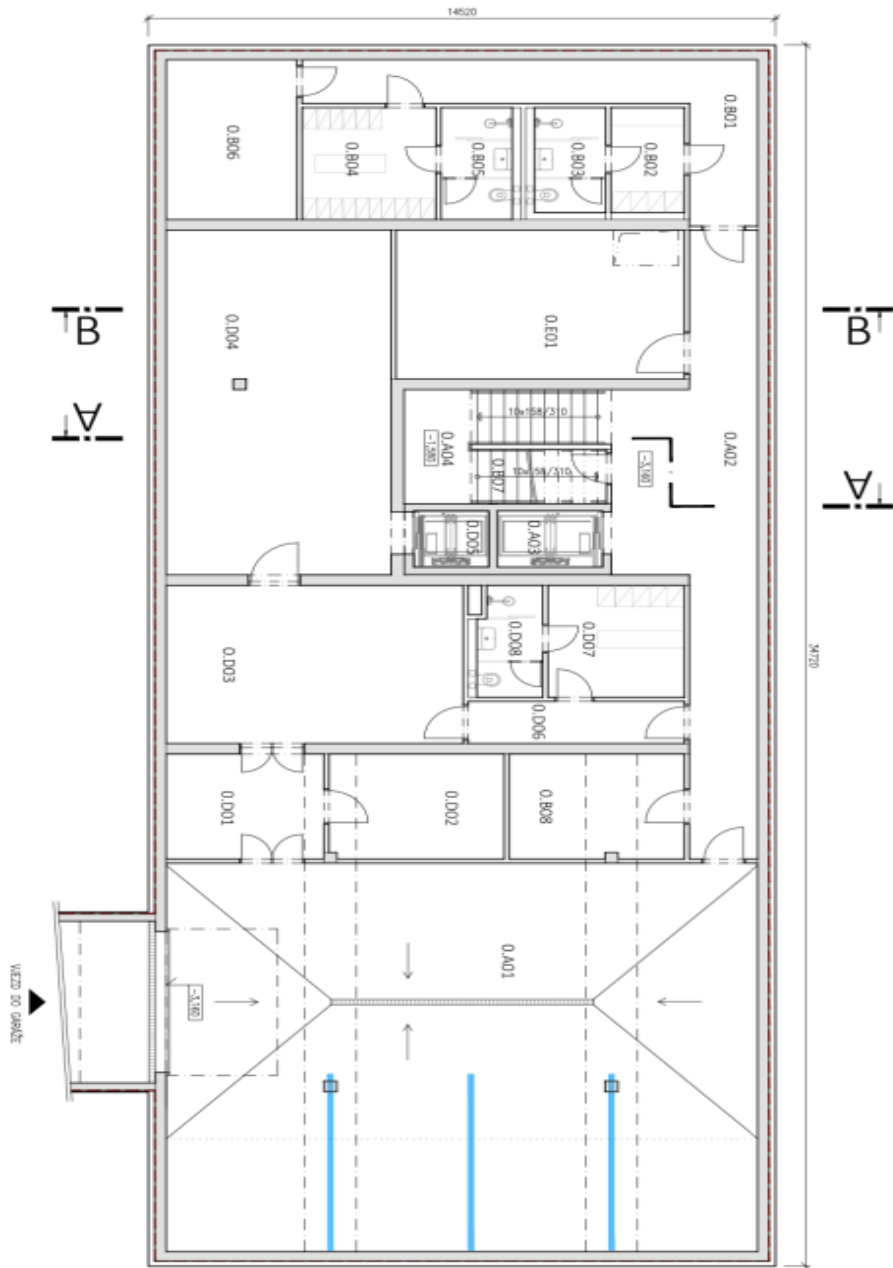
The land is flat, grassy, and located directly on the **village square**. The property is connected to a **full range of all utilities** (water, electricity, gas, sewerage) and access to the property is via a **historic, listed, and reconstructed Renaissance gate with preserved sgraffiti**.

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.

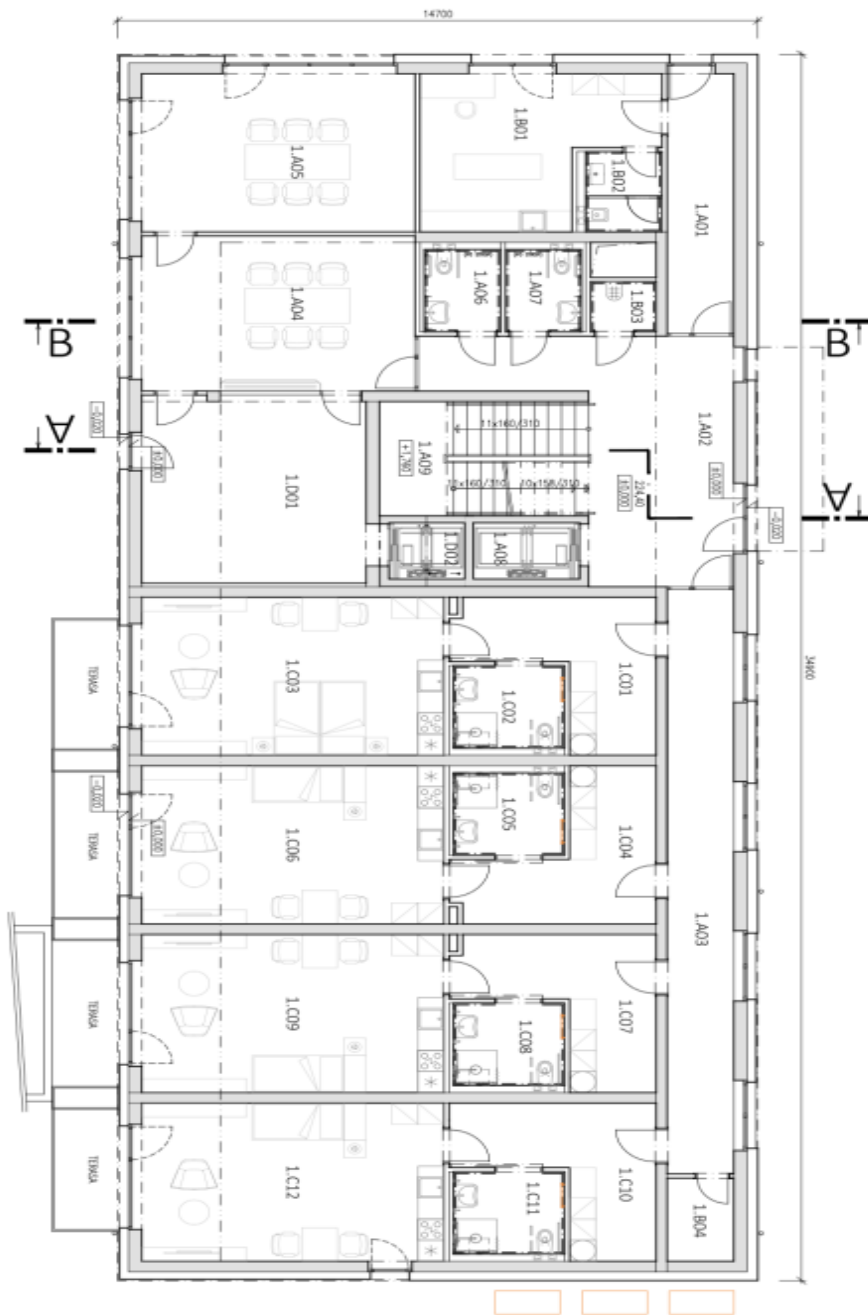
The nearest public infrastructure is available in the Prague districts of Vinoř, Kbely, and Letňany, or in Brandýs nad Labem, about 5 km away. The place is very accessible by car and suburban bus from the **Letňany metro station** and it's also easy to get to Mladoboleslavská Street, the D10 highway,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

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

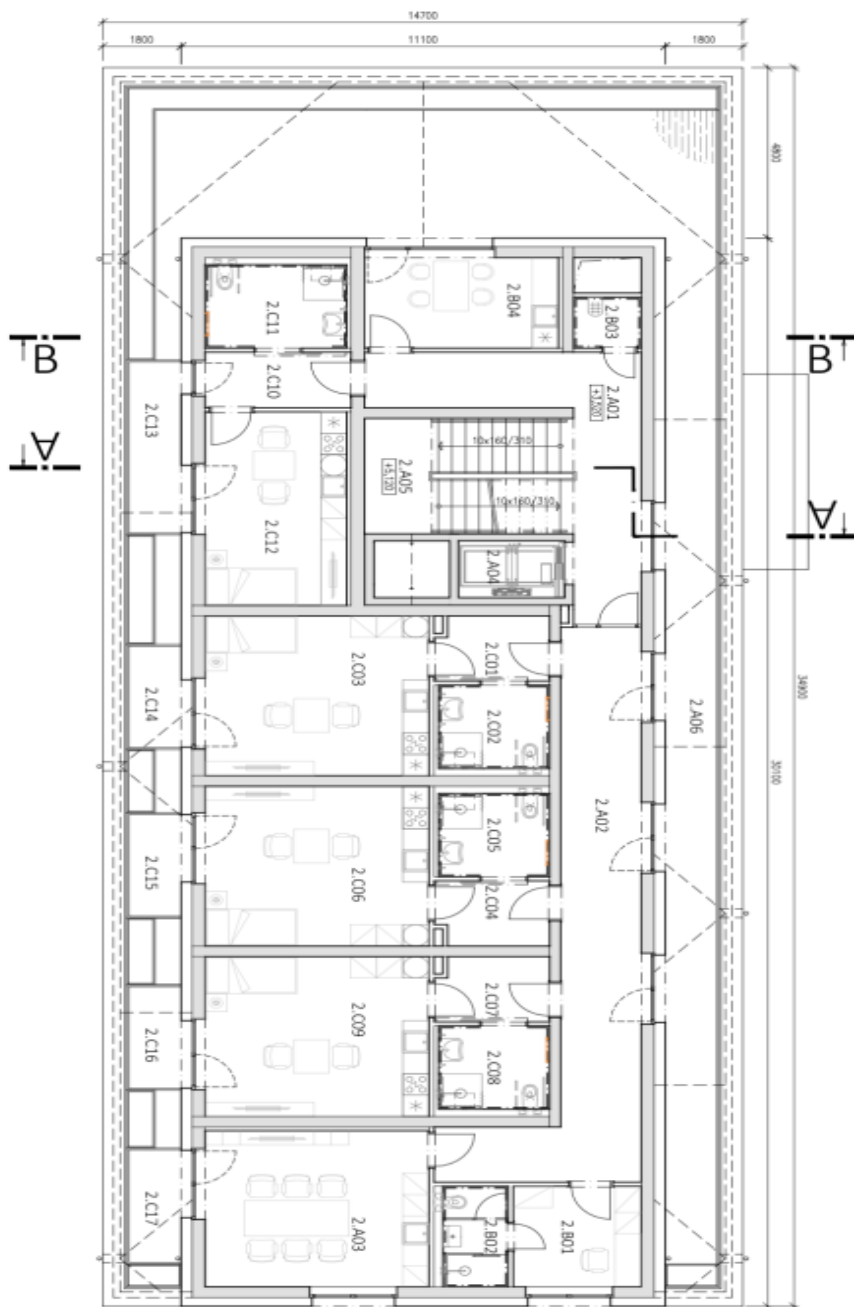




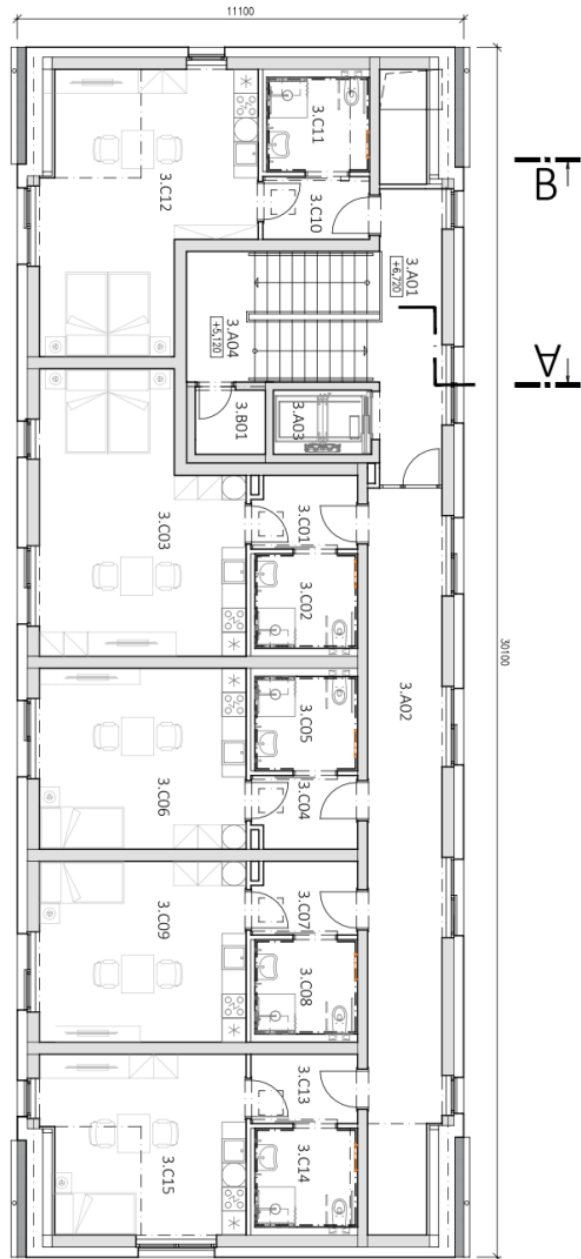
PROJEKT	PROJEKTANT	PROJEKTOVÝ ÚSTŘEDÍ	PROJEKTOVÝ ÚSTŘEDÍ
0.A01	0.A02	0.A03	0.A04
0.A05	0.A06	0.A07	0.A08
0.A09	0.A10	0.A11	0.A12
0.A13	0.A14	0.A15	0.A16
0.A17	0.A18	0.A19	0.A20
0.A21	0.A22	0.A23	0.A24
0.A25	0.A26	0.A27	0.A28
0.A29	0.A30	0.A31	0.A32
0.A33	0.A34	0.A35	0.A36
0.A37	0.A38	0.A39	0.A40
0.A41	0.A42	0.A43	0.A44
0.A45	0.A46	0.A47	0.A48
0.A49	0.A50	0.A51	0.A52
0.A53	0.A54	0.A55	0.A56
0.A57	0.A58	0.A59	0.A60
0.A61	0.A62	0.A63	0.A64
0.A65	0.A66	0.A67	0.A68
0.A69	0.A70	0.A71	0.A72
0.A73	0.A74	0.A75	0.A76
0.A77	0.A78	0.A79	0.A80
0.A81	0.A82	0.A83	0.A84
0.A85	0.A86	0.A87	0.A88
0.A89	0.A90	0.A91	0.A92
0.A93	0.A94	0.A95	0.A96
0.A97	0.A98	0.A99	0.A100



PROJEKČNÍ NÁZEV	PROJEKČNÍ ČÍSLO
1.A01	1.A02
1.A03	1.A04
1.A05	1.A06
1.A07	1.A08
1.A09	1.A10
1.C01	1.C02
1.C03	1.C04
1.C05	1.C06
1.C07	1.C08
1.C09	1.C10
1.C11	1.C12



UPOVĚDNĚNÍ	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.A09	1
2.A10	1
2.A11	1
2.A12	1
2.A13	1
2.A14	1
2.A15	1
2.A16	1
2.A17	1
2.A18	1
2.A19	1
2.A20	1
2.A21	1
2.A22	1
2.A23	1
2.A24	1
2.A25	1
2.A26	1
2.A27	1
2.A28	1
2.A29	1
2.A30	1
2.A31	1
2.A32	1
2.A33	1
2.A34	1
2.A35	1
2.A36	1
2.A37	1
2.A38	1
2.A39	1
2.A40	1
2.A41	1
2.A42	1
2.A43	1
2.A44	1
2.A45	1
2.A46	1
2.A47	1
2.A48	1
2.A49	1
2.A50	1
2.A51	1
2.A52	1
2.A53	1
2.A54	1
2.A55	1
2.A56	1
2.A57	1
2.A58	1
2.A59	1
2.A60	1
2.A61	1
2.A62	1
2.A63	1
2.A64	1
2.A65	1
2.A66	1
2.A67	1
2.A68	1
2.A69	1
2.A70	1
2.A71	1
2.A72	1
2.A73	1
2.A74	1
2.A75	1
2.A76	1
2.A77	1
2.A78	1
2.A79	1
2.A80	1
2.A81	1
2.A82	1
2.A83	1
2.A84	1
2.A85	1
2.A86	1
2.A87	1
2.A88	1
2.A89	1
2.A90	1
2.A91	1
2.A92	1
2.A93	1
2.A94	1
2.A95	1
2.A96	1
2.A97	1
2.A98	1
2.A99	1
2.A100	1



TABUĽKA MISTRNOSTI		POCITA
MISTRNOST		
<b>A. ŠKOLENÉ MIESTNOSTI</b>		
3.A1	ŠKOLA	11,88 m <sup>2</sup>
3.A2	ŠKOLA	31,86 m <sup>2</sup>
3.A3	ŠKOLA VÝHĽAD	3,90 m <sup>2</sup>
3.A4	ŠKOLENIE	14,15 m <sup>2</sup>
	<b>CELKOVÁ ŠKOLENÁ MIESTNOSŤ</b>	<b>61,80 m<sup>2</sup></b>
<b>B. MIKROZONNÉ MIESTNOSTI</b>		
3.B1	ŠKOLA	2,87 m <sup>2</sup>
	<b>CELKOVÁ ZÁMESTNANČI MIESTNOSŤ</b>	<b>2,87 m<sup>2</sup></b>
<b>C. KUBINKÉ MIESTNOSTI</b>		
3.C01	ZÁNEB	44,7 m <sup>2</sup>
3.C02	KORIDOR	5,99 m <sup>2</sup>
3.C03	ŠKOLENÝ MIESTNOSŤ	32,24 m <sup>2</sup>
3.C04	ZÁNEB	44,7 m <sup>2</sup>
3.C05	KORIDOR	5,99 m <sup>2</sup>
3.C06	ŠKOLENÝ MIESTNOSŤ	22,1 m <sup>2</sup>
3.C07	ZÁNEB	44,7 m <sup>2</sup>
3.C08	KORIDOR	5,99 m <sup>2</sup>
3.C09	ŠKOLENÝ MIESTNOSŤ	22,1 m <sup>2</sup>
3.C10	ZÁNEB	41,5 m <sup>2</sup>
3.C11	KORIDOR	5,99 m <sup>2</sup>
3.C12	ŠKOLENÝ MIESTNOSŤ	30,47 m <sup>2</sup>
3.C13	ZÁNEB	44,8 m <sup>2</sup>
3.C14	KORIDOR	5,99 m <sup>2</sup>
3.C15	ŠKOLENÝ MIESTNOSŤ	20,8 m <sup>2</sup>
	<b>CELKOVÁ ZÁMESTNANČI MIESTNOSŤ</b>	<b>182,7 m<sup>2</sup></b>