





Land

1 396 m², Praha-východ, Podolanka, Hlavní

€ 464 839 | CZK 11 700 000

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

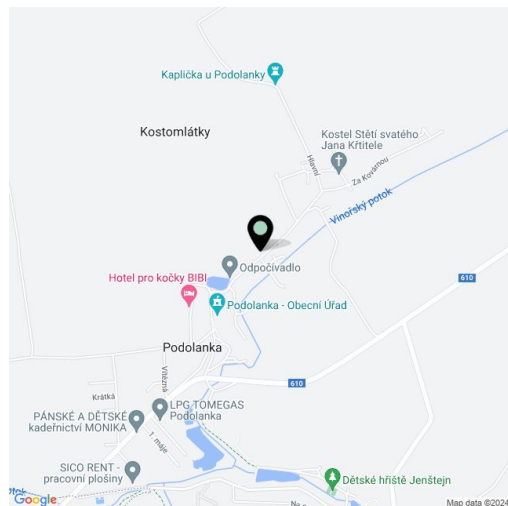
This connected set of plots with a total area of 1,396 m² with a freshly issued zoning permit for the construction of a smaller retirement home is located in the village of Podolanka, in the northeastern suburbs of Prague, only 2 km from the city limits and approx. 15 km from the center.

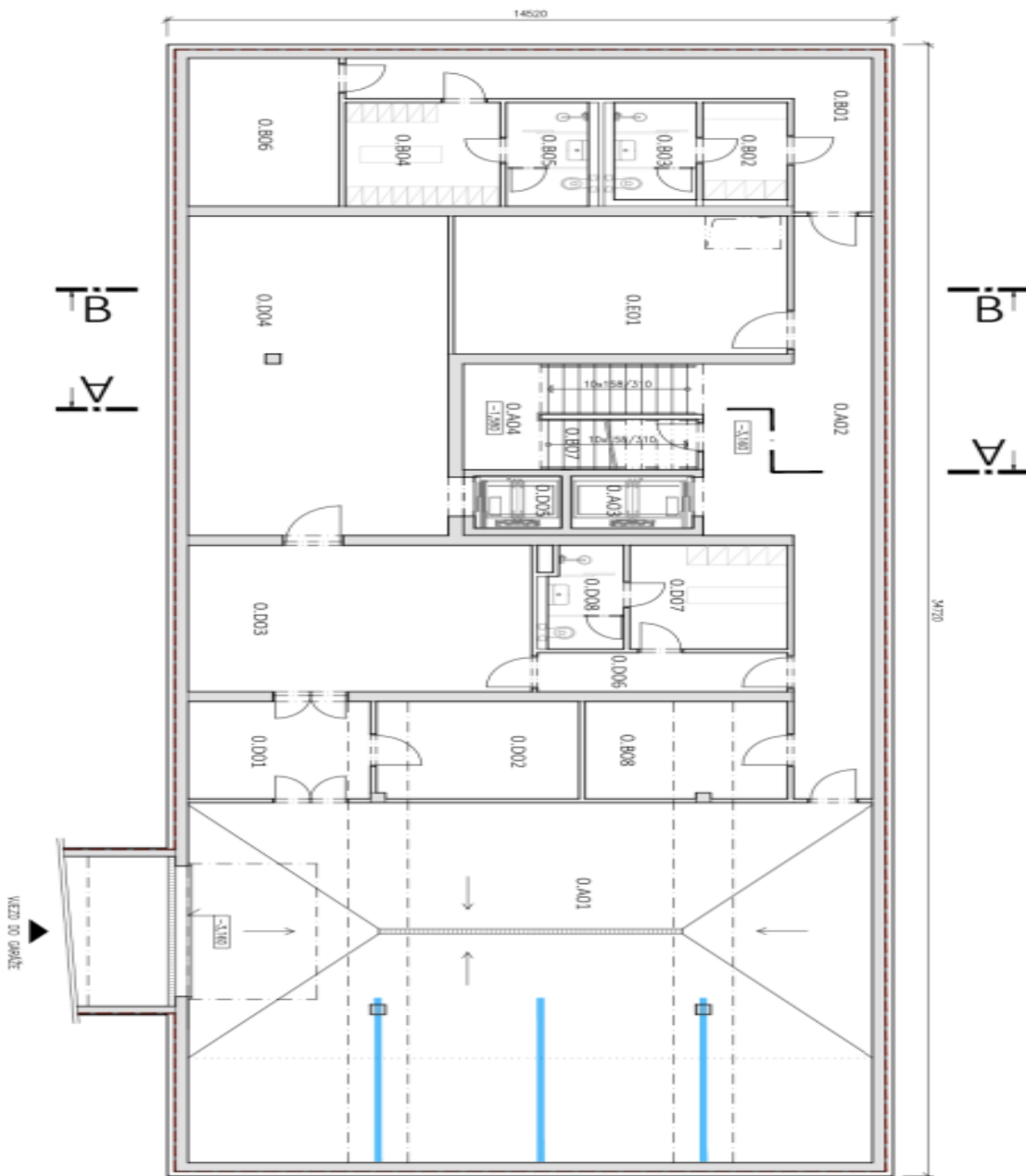
The land is flat, grassy, and located directly on the **village square**. The property is connected to a **full range of all utilities** (water, electricity, gas, sewerage) and access to the property is via a **historic, listed, and reconstructed Renaissance gate with preserved sgraffiti**.

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.

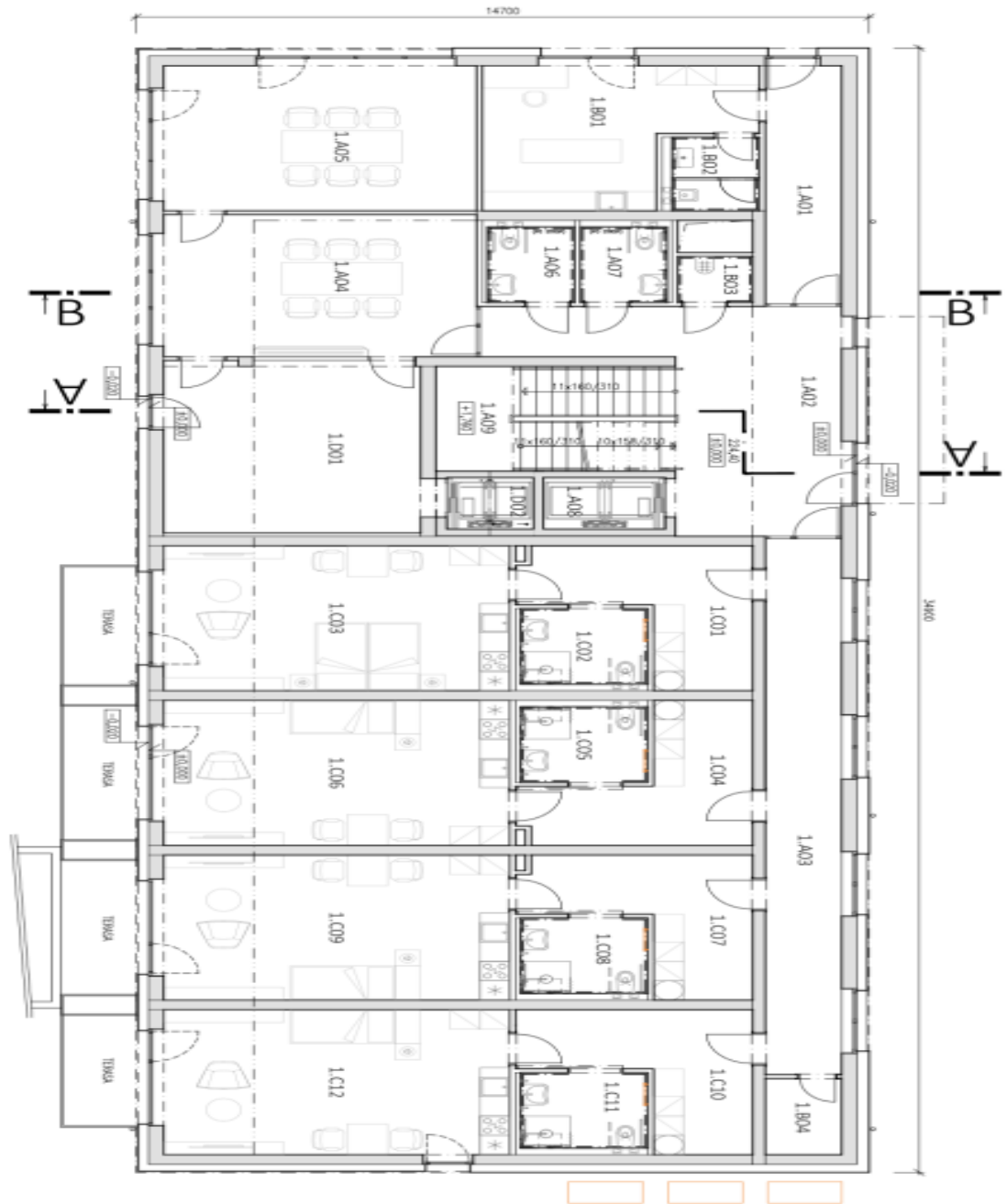
The nearest public infrastructure is available in the Prague districts of Vinoř, Kbely, and Letňany, or in Brandýs nad Labem, about 5 km away. The place is very accessible by car and suburban bus from the **Letňany metro station** and it's also easy to get to Mladoboleslavská Street, the D10 highway,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

Total area 1,396 m².

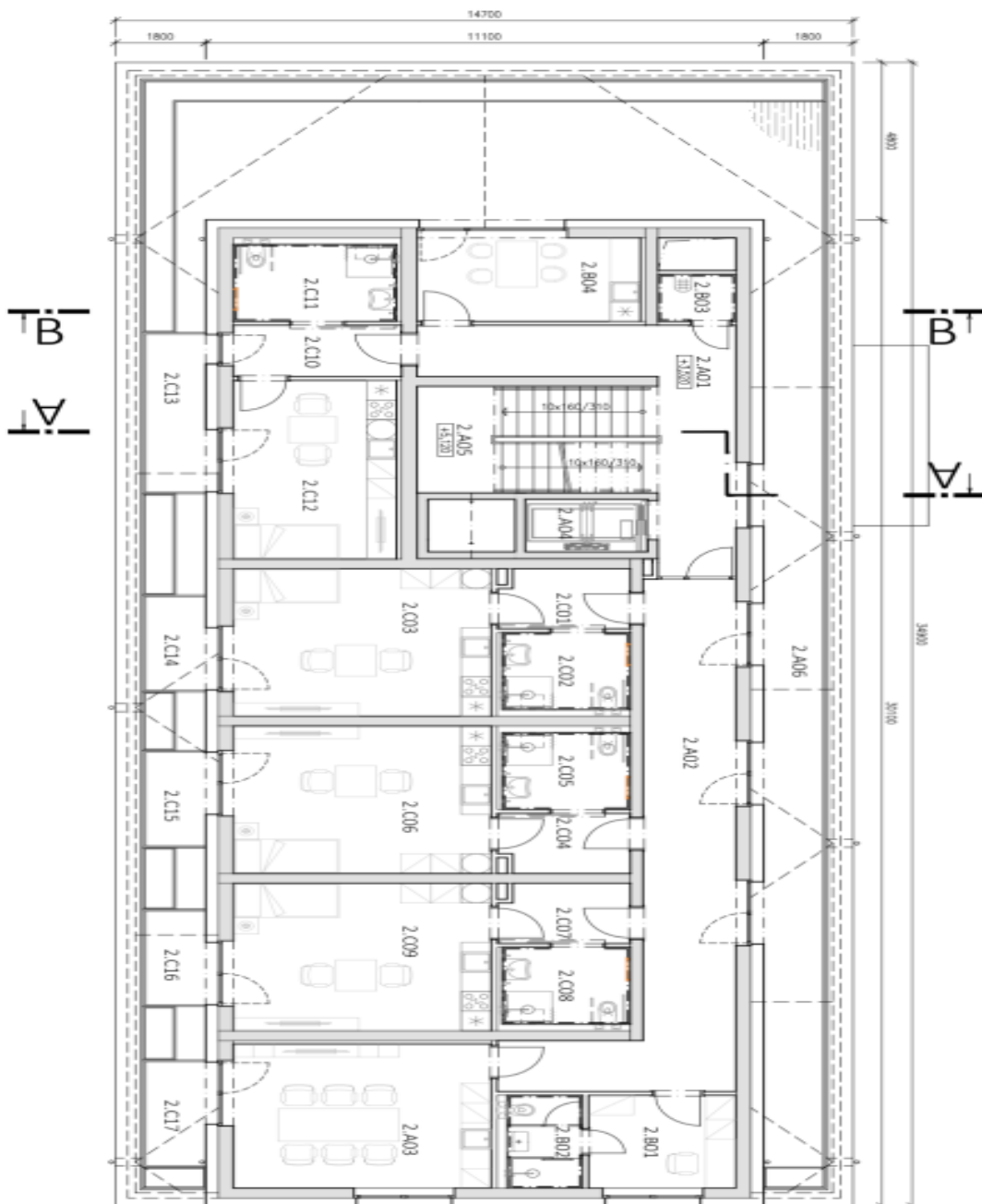




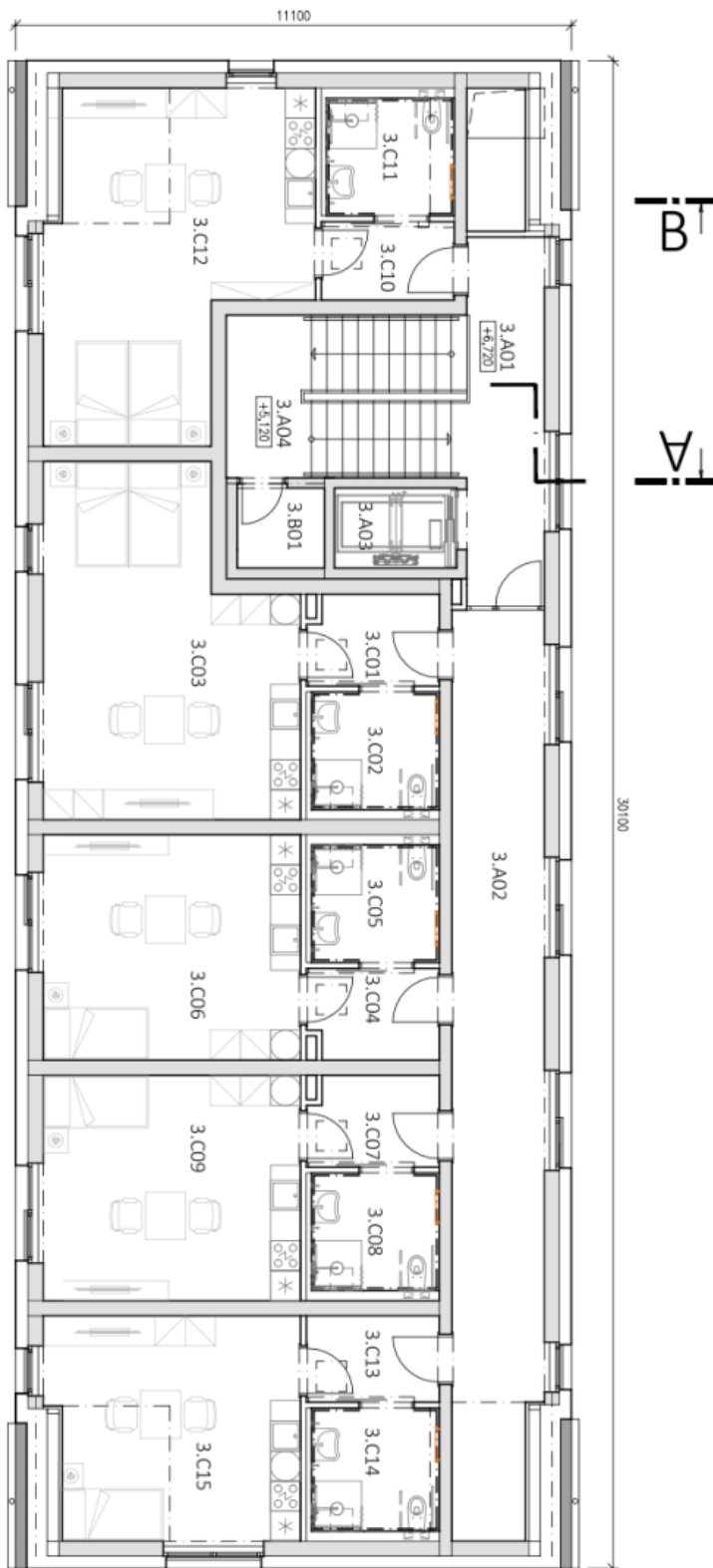
PROJEKT	PRŮVLAHA
0.001	0.001
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ČÍSLO	NÁZEV	POVRCH	POKRYTÍ
1.001	PROSTOROVÝ PRŮJED	1.001	1.001
1.002	PROSTOROVÝ PRŮJED	1.002	1.002
1.003	PROSTOROVÝ PRŮJED	1.003	1.003
1.004	PROSTOROVÝ PRŮJED	1.004	1.004
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1.009	PROSTOROVÝ PRŮJED	1.009	1.009
1.010	PROSTOROVÝ PRŮJED	1.010	1.010
1.A01	PROSTOROVÝ PRŮJED	1.A01	1.A01
1.A02	PROSTOROVÝ PRŮJED	1.A02	1.A02
1.A03	PROSTOROVÝ PRŮJED	1.A03	1.A03
1.A04	PROSTOROVÝ PRŮJED	1.A04	1.A04
1.A05	PROSTOROVÝ PRŮJED	1.A05	1.A05
1.A06	PROSTOROVÝ PRŮJED	1.A06	1.A06
1.A07	PROSTOROVÝ PRŮJED	1.A07	1.A07
1.A08	PROSTOROVÝ PRŮJED	1.A08	1.A08
1.A09	PROSTOROVÝ PRŮJED	1.A09	1.A09
1.B01	PROSTOROVÝ PRŮJED	1.B01	1.B01
1.B02	PROSTOROVÝ PRŮJED	1.B02	1.B02
1.B03	PROSTOROVÝ PRŮJED	1.B03	1.B03
1.C01	PROSTOROVÝ PRŮJED	1.C01	1.C01
1.C02	PROSTOROVÝ PRŮJED	1.C02	1.C02
1.C03	PROSTOROVÝ PRŮJED	1.C03	1.C03
1.C04	PROSTOROVÝ PRŮJED	1.C04	1.C04
1.C05	PROSTOROVÝ PRŮJED	1.C05	1.C05
1.C06	PROSTOROVÝ PRŮJED	1.C06	1.C06
1.C07	PROSTOROVÝ PRŮJED	1.C07	1.C07
1.C08	PROSTOROVÝ PRŮJED	1.C08	1.C08
1.C09	PROSTOROVÝ PRŮJED	1.C09	1.C09
1.C10	PROSTOROVÝ PRŮJED	1.C10	1.C10
1.C11	PROSTOROVÝ PRŮJED	1.C11	1.C11
1.C12	PROSTOROVÝ PRŮJED	1.C12	1.C12



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	ŠKOLNÍ VÝHMĚ 3,96 m ²
3.A04	ISOLACE 14,15 m ²
CELKEM SPOLEČNÉ PROSTORY 61,05 m ²	

B. PROVOZNÍ PROSTORY	
3.B01	ŠKOLA 2,87 m ²
CELKEM ZAMĚSTNANCI PROVOZ 2,87 m ²	

C. KLIENTSKÉ POKOJE	
3.C01	ŽENSKÉ 4,67 m ²
3.C02	KOUPELNA 5,99 m ²
3.C03	PROLÍZKOVÝ POKOJ 32,24 m ²
3.C04	ŽENSKÉ 4,67 m ²
3.C05	KOUPELNA 5,99 m ²
3.C06	HEMNOLÁZKOVÝ POKOJ 23,11 m ²
3.C07	ŽENSKÉ 4,67 m ²
3.C08	KOUPELNA 5,99 m ²
3.C09	HEMNOLÁZKOVÝ POKOJ 23,11 m ²
3.C10	ŽENSKÉ 4,15 m ²
3.C11	KOUPELNA 5,99 m ²
3.C12	PROLÍZKOVÝ POKOJ 30,47 m ²
3.C13	ŽENSKÉ 4,86 m ²
3.C14	KOUPELNA 5,99 m ²
3.C15	HEMNOLÁZKOVÝ POKOJ 20,80 m ²
CELKEM ZAMĚSTNANCI PROVOZ 182,72 m ²	