



Land

1 396 m², Praha-východ, Podolanka, Hlavní

€ 602 995 | CZK 14 900 000





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Price per sq. m.	10 673 CZK
Total area	1 396 m²
Land type	Commercial
Reference number	104347

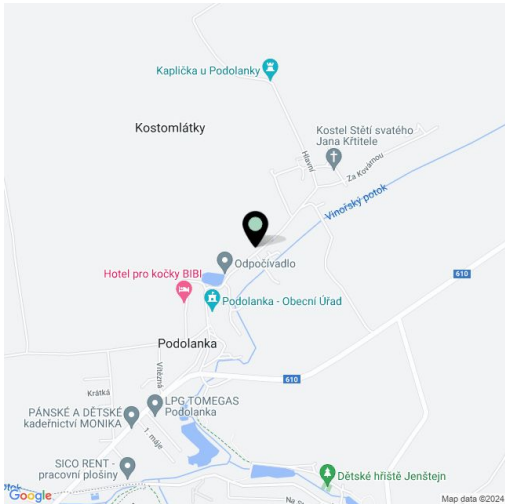
This connected set of plots with a total area of 1,396 m² with a freshly issued zoning permit for the construction of a smaller retirement home is located in the village of Podolanka, in the northeastern suburbs of Prague, only 2 km from the city limits and approx. 15 km from the center.

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 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 m².



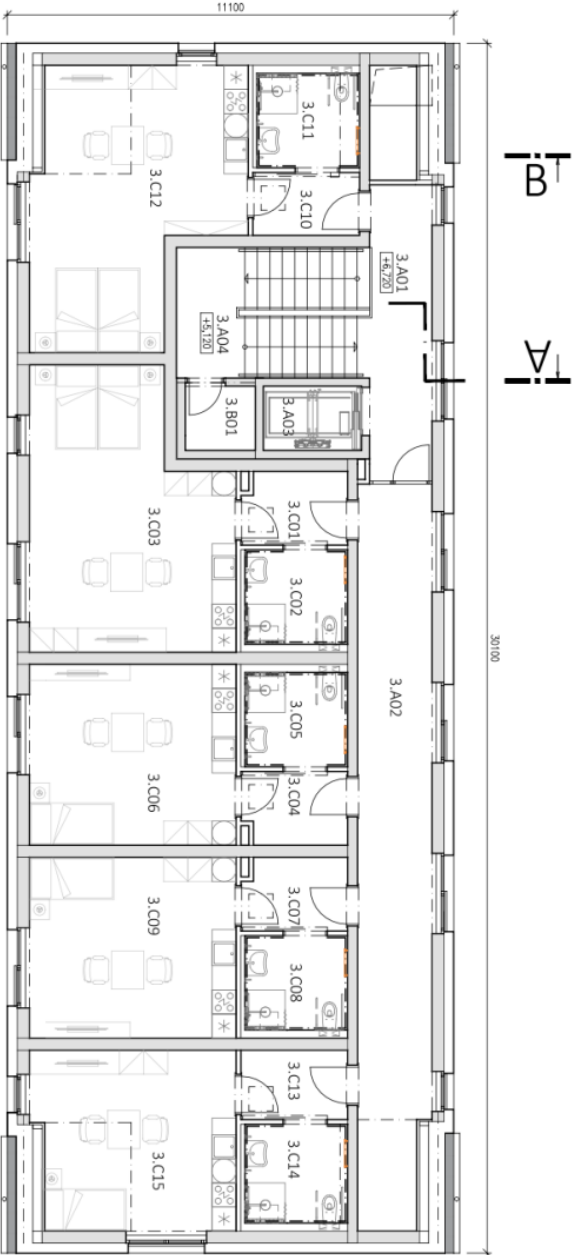
NARRATIVE COMMENTS		POC/M
REVIEW		
A. SPOKANE MOTION		
ASD	JAN	19/14
ASD	FEB	19/14
ASD	MAR	30/14
ASD	APR	19/14
ASD	MAY	14/15
ASD	JUN	14/15
ASD	JUL	14/15
ASD	AUG	14/15
ASD	SEPT	14/15
ASD	OCT	14/15
ASD	NOV	14/15
ASD	DEC	14/15
CLEAR POLICE MOTION		
ASD	JAN	18/15
B. MISSOULA MOTION		
ASD	JAN	18/15
ASD	FEB	18/15
ASD	MAR	18/15
ASD	APR	18/15
ASD	MAY	18/15
ASD	JUN	18/15
ASD	JUL	18/15
ASD	AUG	18/15
ASD	SEP	18/15
ASD	OCT	18/15
ASD	NOV	18/15
ASD	DEC	18/15
CLEAR MISSOULA MOTION		
ASD	JAN	18/15
ASD	FEB	18/15
ASD	MAR	18/15
ASD	APR	18/15
ASD	MAY	18/15
ASD	JUN	18/15
ASD	JUL	18/15
ASD	AUG	18/15
ASD	SEP	18/15
ASD	OCT	18/15
ASD	NOV	18/15
ASD	DEC	18/15
D. BUTTE MOTION		
ASD	JAN	19/15
ASD	FEB	19/15
ASD	MAR	19/15
ASD	APR	19/15
ASD	MAY	19/15
ASD	JUN	19/15
ASD	JUL	19/15
ASD	AUG	19/15
ASD	SEP	19/15
ASD	OCT	19/15
ASD	NOV	19/15
ASD	DEC	19/15
CLEAR BUTTE MOTION		
ASD	JAN	19/15
ASD	FEB	19/15
ASD	MAR	19/15
ASD	APR	19/15
ASD	MAY	19/15
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ASD	JUL	19/15
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ASD	SEP	19/15
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ASD	DEC	19/15
E. TETON MOTION		
ASD	JAN	20/15
ASD	FEB	20/15
ASD	MAR	20/15
ASD	APR	20/15
ASD	MAY	20/15
ASD	JUN	20/15
ASD	JUL	20/15
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ASD	NOV	20/15
ASD	DEC	20/15
CLEAR TETON MOTION		
ASD	JAN	20/15
ASD	FEB	20/15
ASD	MAR	20/15
ASD	APR	20/15
ASD	MAY	20/15
ASD	JUN	20/15
ASD	JUL	20/15
ASD	AUG	20/15
ASD	SEP	20/15
ASD	OCT	20/15
ASD	NOV	20/15
ASD	DEC	20/15

TABLE 1: MEASURES		MOOD
MEASURE		
A. POLITICAL INNOVATION		
AP1	ADP1: ADP1: CHORON	1.1/1.0
AP2	ADP2: CHORON	1.0/1.0
AP3	ADP3: CHORON	1.0/1.0
AP4	ADP4: CHORON	1.0/1.0
AP5	ADP5: CHORON	1.0/1.0
AP6	ADP6: CHORON	1.0/1.0
AP7	ADP7: CHORON	1.0/1.0
AP8	ADP8: CHORON	1.0/1.0
AP9	ADP9: CHORON	1.0/1.0
AP10	ADP10: CHORON	1.0/1.0
AP11	ADP11: CHORON	1.0/1.0
AP12	ADP12: CHORON	1.0/1.0
AP13	ADP13: CHORON	1.0/1.0
AP14	ADP14: CHORON	1.0/1.0
AP15	ADP15: CHORON	1.0/1.0
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AP17	ADP17: CHORON	1.0/1.0
AP18	ADP18: CHORON	1.0/1.0
AP19	ADP19: CHORON	1.0/1.0
AP20	ADP20: CHORON	1.0/1.0
AP21	ADP21: CHORON	1.0/1.0
AP22	ADP22: CHORON	1.0/1.0
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AP31	ADP31: CHORON	1.0/1.0
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AP322		

HABITAT METRIC		ROOM
A. BEDROOM METRIC		
A1	ROOM	1.07
A2	ROOM	1.07
A3	ROOM	1.07
A4	POTENTIAL LENGTH	13.06
A5	POTENTIAL ROOM	1.06
A6	POTENTIAL	1.06
A7	POTENTIAL METRIC	1.06
A8	POTENTIAL	1.06
A9	POTENTIAL	1.06
B. HALLWAY METRIC		
B1	ROOM	0.71
B2	ROOM	0.71
B3	POTENTIAL	4.31
B4	POTENTIAL	2.02
B5	POTENTIAL	1.06
B6	POTENTIAL	1.06
C. BATHROOM METRIC		
C1	ROOM	1.06
C2	ROOM	1.06
C3	POTENTIAL	1.06
C4	POTENTIAL	1.06
C5	POTENTIAL	1.06
C6	POTENTIAL	1.06
C7	POTENTIAL	1.06
C8	POTENTIAL	1.06
C9	POTENTIAL	1.06
C10	POTENTIAL	1.06
C11	POTENTIAL	1.06
C12	POTENTIAL	1.06
C13	POTENTIAL	1.06
C14	POTENTIAL	1.06
C15	POTENTIAL	1.06
C16	POTENTIAL	1.06
C17	POTENTIAL	1.06
C18	POTENTIAL	1.06
C19	POTENTIAL	1.06
C20	POTENTIAL	1.06
C21	POTENTIAL	1.06
C22	POTENTIAL	1.06
C23	POTENTIAL	1.06
C24	POTENTIAL	1.06
C25	POTENTIAL	1.06
C26	POTENTIAL	1.06
C27	POTENTIAL	1.06
C28	POTENTIAL	1.06
C29	POTENTIAL	1.06
C30	POTENTIAL	1.06
C31	POTENTIAL	1.06
C32	POTENTIAL	1.06
C33	POTENTIAL	1.06
C34	POTENTIAL	1.06
C35	POTENTIAL	1.06
C36	POTENTIAL	1.06
C37	POTENTIAL	1.06
C38	POTENTIAL	1.06
C39	POTENTIAL	1.06
C40	POTENTIAL	1.06
C41	POTENTIAL	1.06
C42	POTENTIAL	1.06
C43	POTENTIAL	1.06
C44	POTENTIAL	1.06
C45	POTENTIAL	1.06
C46	POTENTIAL	1.06
C47	POTENTIAL	1.06
C48	POTENTIAL	1.06
C49	POTENTIAL	1.06
C50	POTENTIAL	1.06
C51	POTENTIAL	1.06
C52	POTENTIAL	1.06
C53	POTENTIAL	1.06
C54	POTENTIAL	1.06
C55	POTENTIAL	1.06
C56	POTENTIAL	1.06
C57	POTENTIAL	1.06
C58	POTENTIAL	1.06
C59	POTENTIAL	1.06
C60	POTENTIAL	1.06
C61	POTENTIAL	1.06
C62	POTENTIAL	1.06
C63	POTENTIAL	1.06
C64	POTENTIAL	1.06
C65	POTENTIAL	1.06
C66	POTENTIAL	1.06
C67	POTENTIAL	1.06
C68	POTENTIAL	1.06
C69	POTENTIAL	1.06
C70	POTENTIAL	1.06
C71	POTENTIAL	1.06
C72	POTENTIAL	1.06
C73	POTENTIAL	1.06
C74	POTENTIAL	1.06
C75	POTENTIAL	1.06
C76	POTENTIAL	1.06
C77	POTENTIAL	1.06
C78	POTENTIAL	1.06
C79	POTENTIAL	1.06
C80	POTENTIAL	1.06
C81	POTENTIAL	1.06
C82	POTENTIAL	1.06
C83	POTENTIAL	1.06
C84	POTENTIAL	1.06
C85	POTENTIAL	1.06
C86	POTENTIAL	1.06
C87	POTENTIAL	1.06
C88	POTENTIAL	1.06
C89	POTENTIAL	1.06
C90	POTENTIAL	1.06
C91	POTENTIAL	1.06
C92	POTENTIAL	1.06
C93	POTENTIAL	1.06
C94	POTENTIAL	1.06
C95	POTENTIAL	1.06
C96	POTENTIAL	1.06
C97	POTENTIAL	1.06
C98	POTENTIAL	1.06
C99	POTENTIAL	1.06
C100	POTENTIAL	1.06



B
A



TABULKA MÍSTNOSTÍ		PLOCHA
MÍSTNOST		
A - SPOLUŽITELNÉ MÍSTNOSTI		
3.A1	SPOLUŽITELNÁ	11,88 m²
3.A2	SPOLUŽITELNÁ	31,86 m²
3.A3	SPOLUŽITELNÁ	3,90 m²
3.A4	SPOLUŽITELNÁ	14,15 m²
CELKOVÁ PLOCHA MÍSTNOSTÍ		61,79 m²
B - PRŮMYŠLENÉ MÍSTNOSTI		
3.B1	PRŮMYŠLENÁ	2,87 m²
CELKOVÁ PLOCHA MÍSTNOSTÍ		2,87 m²
C - KUCHYNĚ		
3.C1	KUCHYŇ	4,47 m²
3.C2	KUCHYŇ	5,99 m²
3.C3	KUCHYŇ	32,34 m²
3.C4	KUCHYŇ	4,47 m²
3.C5	KUCHYŇ	5,99 m²
3.C6	KUCHYŇ	23,11 m²
3.C7	KUCHYŇ	4,47 m²
3.C8	KUCHYŇ	5,99 m²
3.C9	KUCHYŇ	32,34 m²
3.C10	KUCHYŇ	4,47 m²
3.C11	KUCHYŇ	5,99 m²
3.C12	KUCHYŇ	32,34 m²
3.C13	KUCHYŇ	4,47 m²
3.C14	KUCHYŇ	5,99 m²
3.C15	KUCHYŇ	32,34 m²
CELKOVÁ PLOCHA KUCHYNÍ		382,71 m²