



🏠 1 800 m<sup>2</sup> 📄 Na Jaroši, Předboj, Praha-východ, Central Bohemia 📄 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6753</b>	Price	<b>on request</b>
Address	<b>Na Jaroši, Předboj, Praha-východ, Central Bohemia</b>	Type	<b>Bussiness Units</b>
Usable area	<b>1 800 m<sup>2</sup></b>	Parking	<b>No</b>
Built up area	<b>1 059 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Device	<b>No</b>	Garage	<b>Yes</b>
Lift	<b>No</b>		

## About real estate

We offer exclusively for sale a spacious commercial property before reconstruction, Prague - East, Předboj. There is a study for the reconstruction of the property, which is part of the successful development project Březový háj. The property has been partially reconstructed and is being brought to a state where it can be built after the implementation of the study or continued according to the intention of the new owner.

The property has a constructed area including garages of 1059 sqm, the built area of the building is 922 sqm. The house has two floors and is partially basement, it is cleaned, without partitions and ready to implement the reconstruction. The size of the garden is 9930 sqm.

The property is connected to mains water, electricity and drainage.

Ideal use for a company headquarters, private clinic or educational institution or training centre.

The land is suitable for building a sufficient number of parking spaces.

A great advantage is the location, which is sought after for its proximity to Prague and at the same time enchants with the natural character of the landscape with forests and ponds. It is ideal for walking, cycling and fishing. The village has a nine-hole standard public golf course, the Yard Resort with a restaurant and hotel, a playground for children and a multipurpose sports complex for volleyball, floorball, five-a-side football, football, tennis and basketball. The village of Předboj is located 16 km north of the centre of Prague, 7 km from the border with the capital, 10 minutes from the OC and metro Letňany, 28 minutes by bus from the metro Ladvi. For more information about the project please contact our office.