Sale of a land plot for development
Villa Park Klánovice, Prague
Land plot of 114,127 sqm for residential development in a sought-after locality
Prague, Klánovice
The Klánovice, one of the most prestigious places for living in Prague, offers life in the nature with easy access to the city center.
Great location for family housing

- Prague city center (15 min)
- High school
- Elementary school
- Kindergarten
- Šestajovice
- Swimming pool

- Prague
- Černý most - Metro
- Prague city center (30 min)
- Prague city center (25 min)
- Klánovice forest

- Poděbrady 20 min
- Hradec Králové 50 min
- Pardubice 60 min

- Mladá Boleslav 25 min
- Jirny
- Klánovice
- Šestajovice
- Horní Počernice
- Sport
- Elementary school
- Swimming pool
- High school
- Elementary school
- Kindergarten

Deloitte Advisory s.r.o.
Why residential development in Klánovice – two perspectives

**Developer**

- **High demand**
  High demand compared to current supply on the residential market is one of the main reasons for a significant price growth.

- **Zoning plan - residential**
  Free land plot in Prague assigned for residential development with added value.

- **Flexibility**
  The investor has flexibility to either sale individual land plots or decide on further family houses development.

**Final customer**

- **Prestigious locality**
  Klánovice historically represents prestigious locality for family housing.

- **Easy commutation and accessibility**
  Easy and fast commutation to the Prague city center by direct train or by car with easy access to the Prague Ring road.

- **Living in nature**
  Combination of modern living and the nature matches the current trend in demand.

- **Civic amenities**
  Full civic amenities within walking distance in Klánovice.
Key facts

Land plot

The owner of land: Na Záhonech a.s, SPV of UBM Bohemia Development s.r.o.

Land plot area: 114,127 sqm

Cadastral information
Parcell number: 4106/64
Deed of ownership: 4383
Cadastral area of Horní Počernice.

The project

• The project includes 106 modern houses, greenery, kindergarten and public utilities and roads.

• Project contains all necessary documentation for a zoning permit.

• The zoning permit approval is in process, temporarily suspended until 31 December 2018.

Prague zoning plan

OV – Residential, general
Area used for housing with the possibility of placing additional buildings of civic amenities.

OB - Residential
Area used for housing.

Subject of sale
The project

The project break down
Land for residential development 82,074 sqm
Roads 15,272 sqm
Greenery 9,244 sqm
Sidewalks 7,749 sqm
**Total** 114,339 sqm

Housing units 106
Gross floor area c.a. 25,000 sqm
Locality of suburban district, spa resort and extensive forest surroundings contributed to popularity of the Klánovice already since the beginning of 20th century.
... and the Klánovice keeps its exceptional genius loci until now.
Contact:

Miroslav Linhart
Partner
mlinhart@deloittece.com
+ 420 737 235 553

Ondřej Zabloudil
Manager
ozabloudil@deloittece.com
+ 420 723 582 619

Further information will be provided after signing a NDA.

Deloitte.

Deloitte prepared this document with due care from publicly available information; however, Deloitte does not accept any liability for the content of or interpretation of information contained in this document. Deloitte makes no representation or any other form of assurance with respect to accuracy and completeness of this document. Deloitte is not obligated to update, adjust or complete this document or notify its readers of any changes in the facts described herein or in any statements, outlooks or estimates contained herein or of any facts that cease to be correct. Potential investors must rely on their own inspections, financial plans and conclusions. This document does not represent a proposal for sale or an investment advice and its sole purpose is to provide information. This document and its content are confidential and may not be reproduced, distributed or passed, directly or indirectly, to any other party as a whole or in parts without the prior written approval of Deloitte.

© 2018 Deloitte Czech Republic