



Land Parcel
for 110 Room Hotel Available
Klamovka Residence
Prague, Czech Republic



Price €3.0 Million
Projected Rate of Return 30% p.a.

Close to the centre of Prague, there is a 1200m² parcel of land located in a high traffic area that is well suited for the proposed hotel project. With the land being just 50m from a bus stop and 100m from the tram stop, this land provides easy access to the city centre of Prague. Currently there is a building permit for an office building that is being modified to allow for the construction of this 110 room hotel over seven floors, including a restaurant, a two story parking structure with commercial space available for leasing. All final building permits will be issued by January 1st, 2009.



VÝPOČET HRUBÉ PODLAŽNÍ PLOCHY

PODLAŽÍ	HPP m ²
2.PP	0 pouze parking
1.PP	0 pouze parking
1.NP	862
2.NP	767
3.NP	550
4.NP	540
5.NP	540
6.NP	538
7.NP	226
8.NP	194
9.NP	194
9.NP	187
	4598

TABULKA MÍRY VYUŽITÍ ÚZEMÍ

SMĚRNÁ ČÁST	
KPP	
pozemek investora (m ²)	1264
HPP dle návrhu 4A	4598
koeficienty dle návrhu 4A	3,6 K
INFORMATIVNÍ ČÁST	
podlažnost	KZP
zastavěná plocha	837
HPP dle návrhu 4A	4598
koeficienty dle návrhu 4A	5,5 0,7



Financial Proforma

Cost of land	3 000 000 EUR
Cost of construction and Equipment	5 000 000 EUR
Selling Price of 110 rooms for 100,000 Euros	11 000 000 EUR
Net Profit after 3-3.5 years	3 000 000 EUR
Own funds	3 000 000 EUR
Total return on initial investment	1,00
Annualized Rate of Return	30%



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