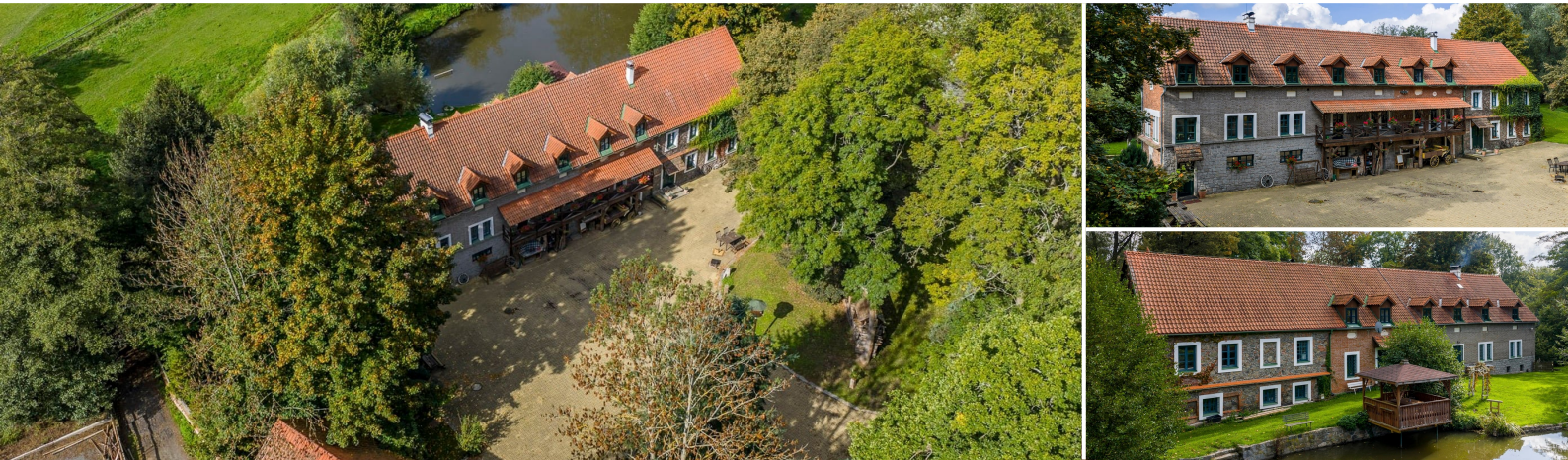




1 700 m²

Stříbrná Skalice, Praha-východ, Central Bohemia

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Pavla Kalousová

SENIOR SALES SPECIALIST

pavla.kalousova@luxent.cz

+420 770 186 186

Order number	N7776	Price	on request
Address	Stříbrná Skalice, Praha-východ, Central Bohemia	Type	Other
Usable area	1 700 m ²	Parking	Yes
Energy performance of the building	G - Extremely uneconomical		

About real estate

In the picturesque countryside of Stříbrná Skalice in the Prague-East district lies an exceptional and extensive complex with a rich history and extraordinary investment potential. This diverse property, with a total area of 15 hectares, includes a water mill with its own pond and pub, including luxury facilities for living and accommodation, as well as areas and a hall for industrial use, building plots, agricultural land, and a restaurant.

The dominant feature of the entire property complex is the historic water mill with a floor area of 750 m², situated on a plot of 4.75 hectares. The mill has undergone sensitive reconstruction with an emphasis on preserving authentic features while providing the high comfort of modern living. The property offers not only pleasant spaces for private use, but also a fully functional restaurant and high-quality facilities for guest accommodation. Adjacent to the mill is a small pond and part of the Jevanský stream. The original water channel here provides an opportunity to restore the historic pond and build a small hydroelectric power plant with a capacity of up to 12.5 kW. Next to the main mill building is a structure that serves as a facility for the complex – there is a warehouse and a built-in industrial cooling unit used for the purchase of game and meat maturation. Behind the mill, there are facilities for horse breeding, including a riding area with an outdoor riding arena.

Not far from the mill, there are additional plots of land with an area of 3,882 m² with industrial buildings. The main building is a multifunctional agricultural building with a usable area of 913 m². It includes a 426 m² hall, a 118 m² workshop, offices, a garage, and five residential units (three 1+kk and two 2+kk) for employees with a total living area of 157 m². The complex is further complemented by two smaller halls, one brick and one prefabricated, a double garage, and land on which additional production or storage space can be built. Another potential is the nearby land for commercial construction with an area of over 1.2 hectares.

Another very attractive part of the offer is building land with a total area of 16,161 m², intended for the construction of approximately fifteen family houses. The complex is located on the outskirts of the village and offers a peaceful environment and excellent access to Prague. Adjacent to this land is another area of 2.2 hectares, which is designated in the zoning plan for the construction of a new pond.

The portfolio also includes a set of agricultural land – arable land, grassland, and forest – with a total area of approximately 4 hectares, and a detached building, built as a stylish restaurant with a built-up area of 158 m².

The entire offer represents a unique opportunity to purchase a large multifunctional complex that combines historical value with a wide range of commercial and residential uses. Ideal for investors looking for a quality project in the immediate vicinity of Prague, with the possibility of immediate use and gradual development.