



MASTERCONSULT

# investment opportunity

**45 HECTARS LAND - TEPLÁ - MARIÁNSKÉ LÁZNĚ**

FORMER INDUSTRIAL PREMISES AND LAND OF JITONA FACTORY

# Description

45 HA land with private access road.

The premises were originally used as a plant of the Jitona Tepla manufacturing upholstered furniture and had their railway tracks running through the property.

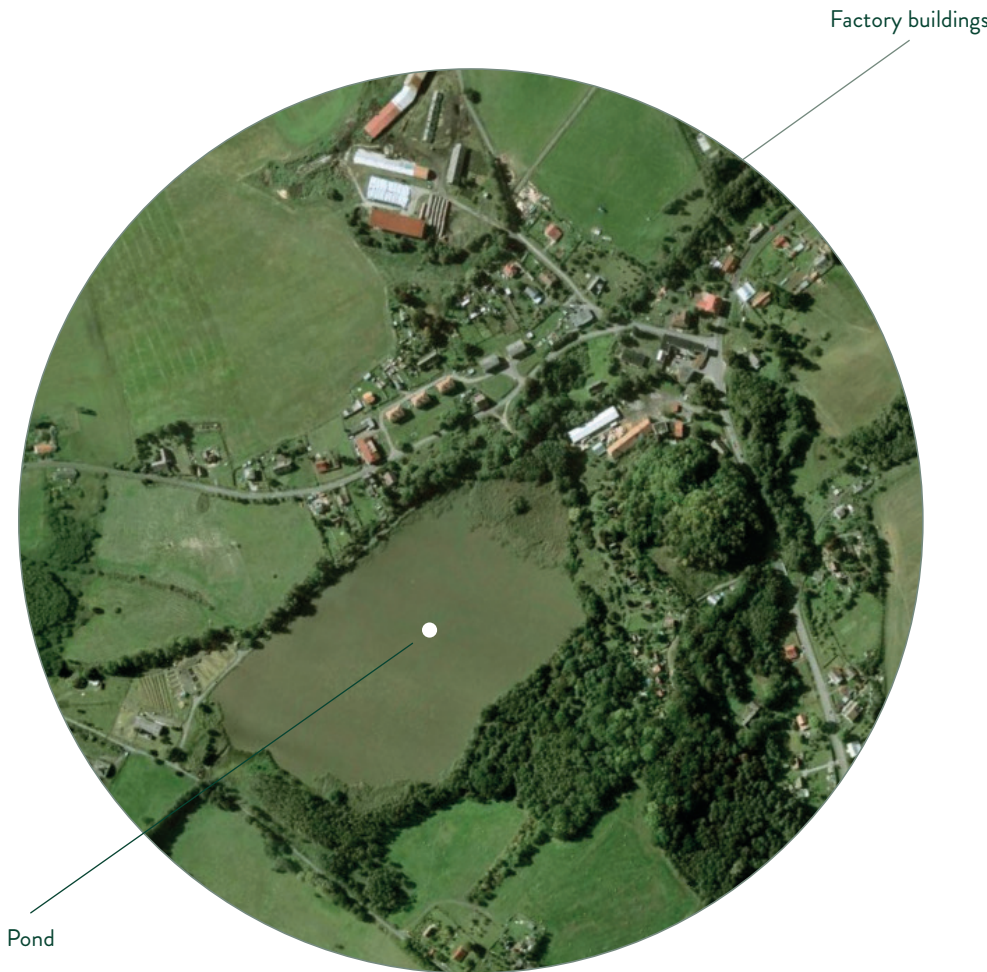
Surfaces	Total m²
Built up land	17.557
Other building land	221.951
Agricultural land	108.808
Water surfaces	72.563
Orher land	33.134
Total	454.013

# Photovoltaic

We have concession for a 2 MW photovoltaic plant.



# View of the land



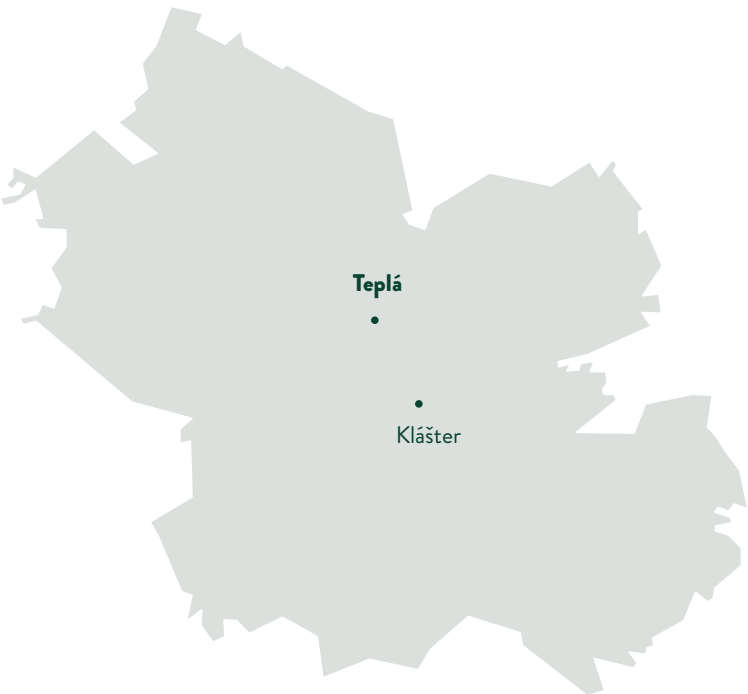
# Position in the region



Distance	km
Teplá › Mariánské Lázně	15
Teplá › Frontier crossing	31

# The neighbourhood

The property is located just outside the town of Teplá, close to a 9 holes Golf course, circa 15 Km from the renown thermal town of Mariánské Lázně and just a few Km from the Klášter Premonstrates Monastery, an historical and cultural landmark in the region.





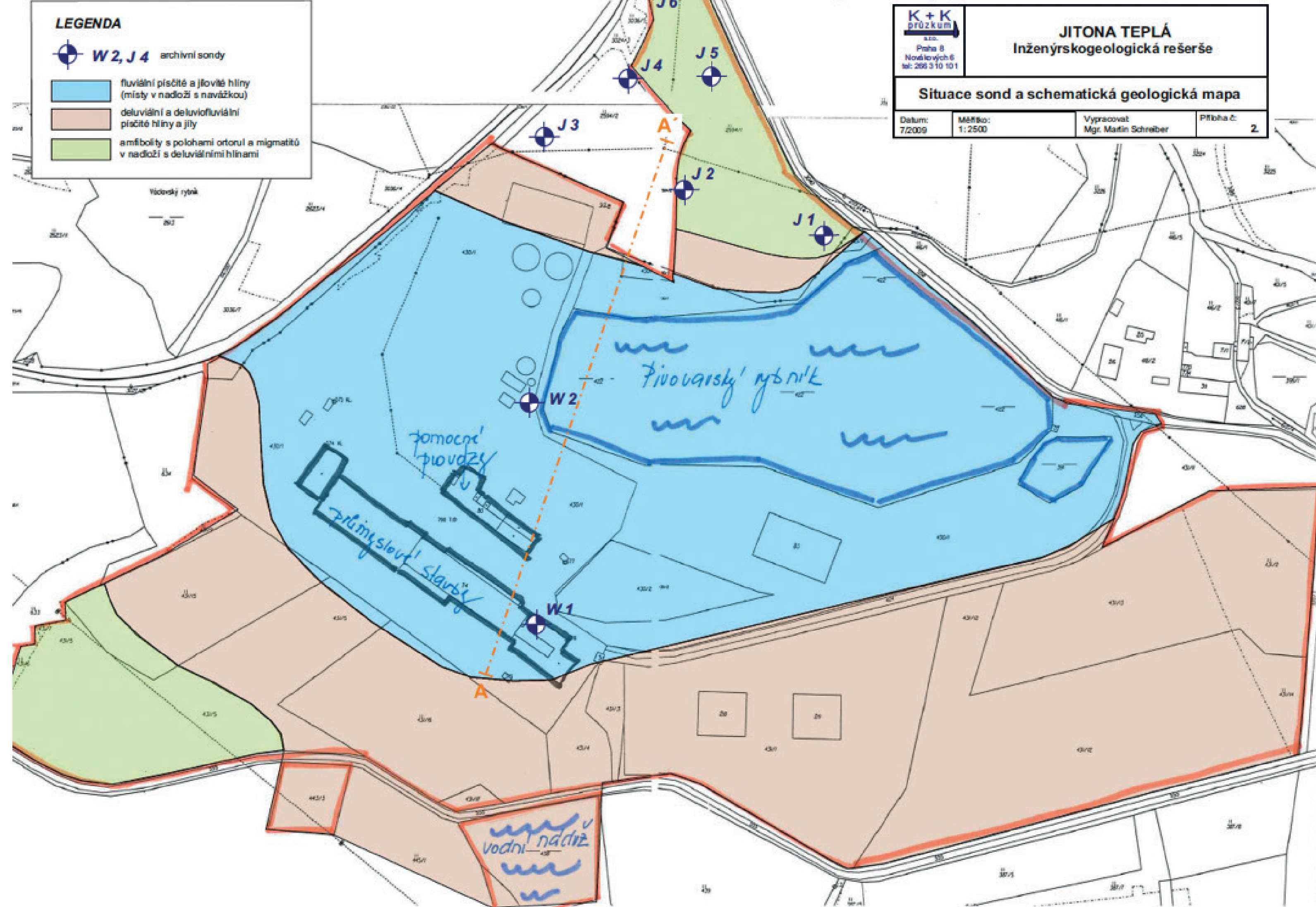
## Photos of the buildings, the fields and the pond.

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## Geological map





# Development project 1



## Description

Surfaces	Units m²		Total m²
Accommodation			
Detached houses	27	250	6.750
Semi-detached houses	10	200	2.000
Sub total			8.750
Accommodation for Seniors			
Detached houses	3	150	450
Semi-detached houses	74	115	8.510
Lined-up houses	42	95	3.990
Apartments			11.785
Sub total			24.735
Sports and Leisure facilities			3.490
Retail/food & Beverages			600
Total			37.575





# Development project 2



## Description

Surfaces	Total m²
Resident and Services	20.632
Garages	6.791
Shop and residences	4.546
<b>Mare Nostrum</b> winter beach	4.470
Colonnade	894
Squares and routes	61.551
Private green	102.469
Public green	98.185
Gardens	20.120
Pond	73.955
Office and residence	225
<b>Total</b>	<b>393.838</b>



