KOSTRČANY
PARK

INVESTMENT OPPORTUNITY · KOSTRČANY NEAR VALEČ

A place for a new chapter. Space for your vision.

A pond, timber cabins, an accommodation building and more than four hectares of land. A starting point for an investor with a clear vision for an existing leisure property.



Current condition as shown in the supplied listing photographs.

CZK 13,890,000

Asking price for the entire offered property.

43,069 m²	4,174 m²	21	18
total land area	pond, included	rooms	cabins

The listing materials describe 2,190 m² of floor area in the main building. Room and cabin counts are not a verified licensed operating capacity. Future refurbishment costs are not included in the asking price.

KOSTRČANY
PARK

Potential needs a plan.

Three illustrative directions to investigate. These are not approved schemes or return forecasts.



Illustrative refurbishment concept. Not the current condition or an approved scheme.

Stays by the pond

Inspect and gradually refurbish existing accommodation. Guest comfort, adequate infrastructure and manageable operations come first.

Group stays

Combine accommodation, dining and shared spaces for a defined audience. Verify capacity, hygiene requirements and service facilities before planning operations.

Smaller celebrations

Explore events with overnight stays. Noise, neighbours, parking, safety and authorised use will determine what is feasible.

Due diligence comes first. Building condition, authorised operations and a realistic budget should guide the scale of refurbishment.

KOSTRČANY
PARK

Tangible property.
Questions to resolve.

Cadastral land category	Area
Built-up land and courtyards	6 169 m²
Orchards	17 943 m²
Permanent grassland	12 086 m²
Water area	4 174 m²
Other land	2 406 m²
Arable land	291 m²
Total land offered	**43 069 m²**

The pond is included in the total. Parcel st. 49 (1,305 m²) is excluded. Built-up land and courtyards is a land category, not the combined building footprint.

What to investigate before committing

The supplied cadastral records show a lien and a restriction on transfer; the transfer arrangements require legal review. Also verify parcel-specific zoning, authorised building use, water supply and drainage. The materials contain conflicting wastewater-treatment descriptions, so no operational status or capacity is promised here.

Arrange a personal viewing.

Miroslav Loskot can discuss the property and the available documents with you. A preferred date is a request, not a confirmed appointment.

Miroslav Loskot · +420 602 499 189

loskot@novostraseckereality.cz

https://novostraseckerealitygroup.cz/nemovitost/431

Based on listing materials N431/N434 and cadastral extracts printed on 22 October 2026. Not a new technical survey or live register check.