





Hotel

649 m², Nymburk, Poděbrady, Obora

€ 2 057 625 | CZK 49 990 000

Total net leasable area of the building	649 m ²
Cellar	-
Total gross floor area of the building	649 m ²
Parking	Parking on the street
PENB	G
Reference number	109281

This original hunting lodge for sale with a restaurant and adjacent guesthouse with 10 rooms boasts a unique location approximately 40 km from Prague—nestled in peaceful greenery and yet just a few minutes' walk from the center of the popular spa town of Poděbrady. The combination of historic charm, tranquil surroundings, and direct access to a vibrant spa destination makes this an ideal opportunity for business combined with private living.

Key investment highlights

- well-established guesthouse with 10 rooms, regular clientele, and capacity for up to 24 guests
- stylishly renovated restaurant with a capacity of up to 50 guests
- renovated attic apartment (1-bedroom with a kitchenette – 2+kk), ideal for owner accommodation
- ample and hassle-free parking available
- excellent location within a historic game reserve, established in the 16th century by Ferdinand I for deer breeding
- **walking distance to the center of Poděbrady** via the famous Esperanto Alley
- **sale of the property** – asset deal

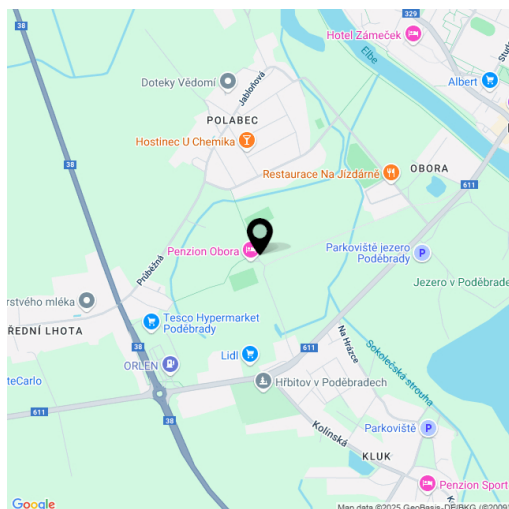
Property description

Main building with restaurant:

- **historically valuable 100-year-old building, originally a hunting lodge, completely renovated**
- usable area 300.5 m², plot 673 m²
- ground floor: restaurant, kitchen, bar, restroom facilities, staff facilities, storage room, and access to a large corner terrace
- upper floor: second part of the restaurant, small private lounge, restroom facilities, and **a fully equipped attic apartment (2+kk)**
- fully equipped **professional kitchen with ventilation system**
- heating via gas boiler
- the property also includes a kiosk and separate storage building
- approved as a restaurant with a residential unit

Guesthouse:

- fully renovated building
- usable area: 348.63 m² | land area: 516 m²





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- 10 fully furnished rooms with a total of 24 beds: 7 double rooms, 2 triple rooms, 1 quadruple room
- all rooms have private bathrooms and toilets
- utility room with washing machine and dryer
- heating via gas boiler
- approved as a lodging facility

Location

The Obora Guesthouse and Restaurant is situated in a truly exceptional location within a **historical game reserve** near the **spa town of Poděbrady**. The peaceful setting in the heart of a **forest park** is a popular spot for relaxation, sports, and hiking, attracting **year-round visitors**, including spa guests, cyclists, tourists, and families with children. Nearby amenities include a horse-riding stable, the Church of the Assumption of the Virgin Mary (also known as the miners' chapel), a wooden bell tower, and the popular Jezero Poděbrady swimming lake. A bike path passes directly by the guesthouse. Poděbrady itself is a beloved destination with a long-standing spa tradition, rich infrastructure, and **excellent access from Prague**—just 30 minutes by car or train.

