

Mělník: Lobkowicz wants to build flats and golf resort

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Residential complex worth CZK 7.5 billion should be built at the confluence of the Labe and Vltava rivers near Mělník. The project with 859 houses, two golf courses, hotels and port facilities on the Labe river on 263 hectares is being prepared by the owner of Mělník palace Jiří Lobkowicz. Due to the high costs of the project, he will seek investors abroad, according to Hospodářské noviny (HN). He wants to start first stage next year, the entire project is scheduled to be completed by 2023 at the latest. According to HN, Mr Lobkowicz has complete project documentation and all permits. However, Mělník conservationist authorities nor building department at Mělník city hall have issued any permits yet, according to the Czech News Agency.

“Locations north of Prague haven't been too attractive for constructors of apartment and family houses so far, due to higher concentration of industry,” said Iva Nováková, analyst at the consultancy Jones Lang LaSalle to Czech News Agency. “We consider Mr Lobkowicz' plans very ambitious although the success of the project as a whole will probably depend on its configuration, synchronization, and especially pricing,” the analyst said.

The project is to begin by conversion of the family mansion Hořín into a five-star hotel costing CZK 650 million, the construction of a nine-hole golf course and the first blocks of flats. The former investment banker Lobkowicz wants to finance the next project stage by selling them. Up to 300 jobs should be created in the complex with hotels as well as senior housing.

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