



## Excellent Plot of land for sale in Plave Vozokany



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 20,000,000

### Ubicación

País:	Eslovaquia
Código postal:	93569
Publicado:	23/01/2024
Descripción:	Excellent Plot of land for sale in Plave Vozokany Slovakia

Esales Property ID: es5553992

Property Location

Plave Vozokany

Slovakia

Asking Price is €20,000,000 for 275,379 m2 (€72.6) (+approx. 80,000 m2 of side and side streets, retained in the total price).

### Property Details

A significant piece of land in Plave Vozokany, Slovakia! With 275,379 square meters, the development possibilities are indeed exciting, encompassing everything from multiple residential properties to a large commercial project like a hotel or holiday resort.

Here's a breakdown of the potential and some key considerations:

Residential Development:



- \* Single-family homes: You could divide the land into plots and cater to families seeking a peaceful, rural setting.
- \* Townhouses/apartment complex: Depending on local zoning regulations, building a community of townhouses or an apartment complex could offer higher-density housing options.
- \* Senior living community: Consider the demographics and potential demand for a dedicated senior living community with appropriate amenities and accessibility features.

## Commercial Development:

- \* Hotel/Holiday Resort: The sizeable land area allows for a sprawling hotel or resort complex with recreational facilities, spa, restaurants, and conference space. This could cater to tourists exploring the region or seeking a relaxing getaway.
- \* Adventure Park/Camping Grounds: Capitalize on the surrounding nature by creating an adventure park with trails, zip lines, and eco-friendly activities. A campsite or glamping site could further enhance the outdoor experience.
- \* Logistics/Warehouse Facility: With its proximity to larger cities, this land could be attractive to logistics companies seeking convenient storage and distribution space.

## Key Considerations:

- \* Zoning and Regulations: Carefully research local zoning regulations and development limitations before finalizing your plan. Consult with experienced architects and urban planners to ensure your project complies with all necessary requirements.
- \* Market Demand: Conduct thorough market research to identify the most viable option. Analyze the regional population demographics, tourism trends, and existing infrastructure to determine the most profitable use of the land.
- \* Financial Feasibility: Develop a detailed financial plan outlining the development costs, potential revenue streams, and estimated timeline for return on investment. Consider financing options, construction costs, and marketing expenses.
- \* Environmental Impact: Prioritize environmentally responsible development practices. Look for ways to minimize your project's footprint on the surrounding ecosystem and integrate sustainability features.

Remember, investing in such a large plot requires careful planning and due diligence. Seek professional guidance from land use specialists, financial advisors, and legal experts to ensure a successful and profitable development project.

With its promising location and ample space, this land in Plave Vozokany holds immense potential for various development projects. By thoroughly assessing your options, conducting the necessary research, and prioritizing sustainable practices, you can transform this opportunity into a thriving venture that benefits both the local community and your investment goals.

## Utilities and permits:

Water supply – Building permit granted



Acces road including connection – Property decision granted

Public lighting – Plot decision granted

Data line – planning permission and plot decision granted

Electricity supply and electrical substation – property decision granted

## About the Area

Plave Vozokany is a village and municipality in the Levice District in the Nitra Region of Slovakia. It has a population of about 855 people. The village is located in the Podunajská nížina (Danubian Lowland) at an altitude of 166 meters above sea level.

The village was first mentioned in historical records in 1327. It was originally a Hungarian village, but it was later settled by Slovaks. The village was part of the Kingdom of Hungary until 1918, when it became part of Czechoslovakia. After World War II, it became part of the Slovak Socialist Republic.

The village's economy is based on agriculture, with corn, wheat, and potatoes being the main crops. There is also some light industry in the village.

Plave Vozokany is a quiet and peaceful village with a rich history. The village is home to a number of historical buildings, including a Protestant church, a Catholic church, and a manor house.

The village is also home to a number of natural attractions, including a lake, a forest, and a number of hiking trails.

Here are some of the potential benefits of investing in land in Plave Vozokany, Slovakia:

- \* **Location:** The village is located in a strategic location, close to the cities of Levice and Nitra. This could make it an attractive location for businesses and developers.
- \* **Affordability:** Land prices in Plave Vozokany are relatively affordable, compared to other parts of Slovakia. This could make it a good investment for investors with limited capital.
- \* **Growth potential:** The village is located in a region with strong economic growth. This could lead to increased demand for land in the area, which could drive up prices.

Overall, investing in land in Plave Vozokany, Slovakia could be a good opportunity for investors who are looking for an affordable investment with growth potential. However, investors should carefully consider the risks involved before making a decision.

## Main Features

- \* 275379 m2 of land for development
- \* Excellent location close to many amenities



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\* Stunning views.

\* Huge Potential in the rental market if developed on.

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## **Común**

Pies cuadrados terminados: 275379 m2

## **Lease terms**

Date Available:

## **Información adicional**

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## **Contact information**

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