



## Excellent Plot of land for sale in Ilijas Bosnia and



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 213,493.42

### Location

Pays:	Bosnie-Herzégovine
Soumis:	31/01/2025

Description:

Excellent Plot of land for sale in Ilijas Bosnia and Herzegovina

Esaes Property ID: es5554174

Hadžići,

Ilijaš,

Bosnia and Herzegovina

Own a Piece of Sarajevo: Development Land Awaits in Ilijas

Prime Development Opportunity in Bosnia and Herzegovina:

Seeking a prime location for your next development project? Look no further! This exceptional land offering in Ilijas, Sarajevo, Bosnia and Herzegovina, presents a remarkable opportunity. Imagine transforming this spacious plot into a thriving residential complex, a commercial center, or even a serene community space (attached pictures and video provide a glimpse of the property).

Location, Location, Location:

Strategically situated within the Ilijas district of Sarajevo, the land boasts excellent accessibility. A 60-meter stretch borders a public road, ensuring easy access and visibility. Additionally, the proximity to



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public transportation further enhances the site's appeal.

### Generous Space and Amenities:

The property encompasses a total area of 4,091 square meters. This includes a spacious 3,151 square meter plot, perfect for development, alongside a charming 940 square meter forest area, adding a touch of nature to the potential project. Furthermore, the land boasts all essential utilities, including water, electricity, and sewage connections, eliminating the need for costly infrastructure development.

### Building Permission Included:

This remarkable offering comes with a significant advantage – building permission is already in place! This eliminates a crucial step in the development process, allowing you to begin construction with minimal delay.

### Clear Ownership and Attractive Price:

The land is free of any debt or encumbrances, ensuring a smooth ownership transfer. The asking price of €180,000 is negotiable, offering potential buyers the possibility of securing a fantastic deal. Deeds are readily available for your review.

### Invest in Bosnia and Herzegovina's Future:

This development opportunity in Ilijas presents a unique chance to contribute to the growth and prosperity of Sarajevo. With its prime location, generous size, existing utilities, and building permission, this land is a developer's dream. Don't miss out on this exceptional opportunity – contact us today to learn more about this exciting project!

### About the Area

Ilijas, nestled within the Sarajevo Canton of Bosnia and Herzegovina, offers a captivating blend of urban convenience and natural charm. Imagine strolling through the town center, a vibrant hub where cafes spill onto bustling streets lined with shops and local businesses. Friendly faces greet you with warm smiles, and the energy of a community thrives around you. Despite its urban energy, Ilijas boasts a surprising amount of green space, with parks and gardens providing tranquil havens for relaxation. This dynamic town serves as a perfect base for exploring the surrounding region, offering a taste of both city life and natural beauty.

Beyond the town center, Ilijas unveils a rich historical tapestry waiting to be explored. Venture to the historic Ottoman bridge, a testament to the town's long and fascinating past. Imagine picturing yourself standing on the bridge, listening to the stories whispered by the stones beneath your feet. Delve deeper into local heritage by visiting the Ilijas Museum, where exhibits showcase the town's evolution through the ages. From ancient artifacts to displays chronicling more recent developments, the museum offers a captivating glimpse into the heart and soul of Ilijas. Whether you're a history buff or simply curious about the town's heritage, Ilijas provides a journey through time.



Adding to its charm, Ilijas boasts easy access to captivating natural landscapes. Just outside the town limits, you'll find the Bjelašnica mountain range, a haven for outdoor enthusiasts. Imagine embarking on scenic hiking trails that wind through lush forests, offering breathtaking panoramic views of the surrounding countryside. In the winter months, the slopes transform into a skier's paradise, attracting winter sports enthusiasts from all over the region. Whether you seek a tranquil escape amidst nature or an adrenaline-pumping adventure, the Bjelašnica mountain range caters to all desires.

Ilijas offers more than just a convenient location; it provides a warm and welcoming community. The town is renowned for its friendly atmosphere and rich cultural scene. Local festivals, vibrant markets, and traditional restaurants all contribute to Ilijas' unique charm. Imagine immersing yourself in the local music, savoring delicious Bosnian cuisine, and experiencing the warmth of Ilijas' hospitality. This captivating town promises an enriching and unforgettable experience for all who visit.

### Main Features

- \* 4091 m<sup>2</sup> of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Bosnia and Herzegovina fast online.

### Commun

Pied carré fini: 4091 m<sup>2</sup>

Dimesions du lot: 4091 m<sup>2</sup>

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/UAJM-T2468/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T2468/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 18703-es5554174



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