



## Excellent Plot of land for sale at airport Ljubljana,



### Informazioni sull'Agente

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Property Type:	Apartments
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 6,509,575.99

### Posizione

Nazione:	Slovenia
Stato / Regione / Provincia:	Cerklje na Gorenjskem
Indirizzo:	Zgornji Brnik
Cap:	4210
Pubblicato:	08/02/2024
Descrizione:	Excellent Plot of land for sale at airport Ljubljana, Slovenia

Esales Property ID: es5554022

### Property Location

Slovenian main Airport

Zgornji Brnik 300A,

4210, Cerklje na Gorenjskem

Slovenia,

EU



## Property Details

### Unveiling the Potential: 21,243 sqm of Opportunity at Ljubljana Airport, Slovenia

We are offering a land with building permit located in the Slovenian main airport. It presents a compelling opportunity for a company seeking to establish a facility in the existing industrial zone mainly occupied by logistics companies currently. With a sizable plot, obtained building permits and execution plans, and a strategic location, this offering warrants closer consideration. Let's delve deeper into its key features:

#### Prime Location:

- \* Situated within an existing industrial zone, surrounded by established logistics companies, the land benefits from existing infrastructure and potential synergies.
- \* Proximity to transportation networks likely ensures efficient product distribution and accessibility for employees.
- \* Access to utilities and other essential services within the industrial zone streamlines the development process.

#### Ready-to-Build Advantage:

- \* Having obtained building permits and execution plans significantly reduces the pre-construction timeline, expediting the development process.
- \* Pre-approved plans provide a clear vision for the project, minimizing uncertainties and potential delays.
- \* The existing plans likely adhere to local regulations and zoning requirements, simplifying the approval process.

#### Ample Space and Functionality:

- \* The 21,243 sqm plot offers ample space to accommodate a production facility with a 14,418 sqm functional area, catering to various production needs.
- \* The design includes dedicated office space, production and warehouse space ensuring a well-rounded and functional work environment.
- \* The generous parking space allocation (270) caters to employees and potential visitors, enhancing convenience and accessibility.

#### Additional factors to consider:

- \* Zoning regulations: Double-check any specific zoning restrictions or requirements that might impact the development.
- \* Site conditions: Conduct due diligence to understand any potential environmental concerns or groundwork needed.
- \* Market analysis: Assess the demand for your planned facility in the local and regional markets.
- \* Financial viability: Carefully evaluate the investment costs, operational expenses, and potential return



on investment.

## Taking the Next Step:

If this opportunity aligns with your company's expansion plans, I recommend the following steps:

- \* Contact the seller: Gather detailed information about the property, including any available documentation and site access arrangements.
- \* Engage professional services: Consult with architects, engineers, and legal advisors to assess the feasibility, costs, and legal aspects of the project.
- \* Conduct thorough due diligence: Evaluate all relevant factors, including market conditions, environmental considerations, and potential risks.

By carefully considering these points and conducting thorough due diligence, you can make an informed decision about whether this land in Zgornji Brnik presents the ideal location for your company's future endeavours. Remember, this information serves as a starting point, and seeking professional guidance is crucial for making sound investment decisions.

## About the Area

Joze Pucnik Airport Ljubljana (from 2019 part of Fraport) is the central Slovenian international airport. It is one of the leading airports in the region with a catchment area of more than 4 million inhabitants, which connects the Balkan region with Western and Central Europe.

Due to its constant growth and development, Ljubljana Airport is an important hub for passenger and cargo air traffic as well as distribution and logistics services.

Our land is in direct vicinity of the following companies:

- \* Kuehne Nagel
- \* TNT
- \* DHL
- \* Delta Transportation
- \* UPS
- \* FedEx
- \* And 2,2km from Cargo Partner

Zgornji Brnik is a village in the Municipality of Cerklje na Gorenjskem in the Upper Carniola region of Slovenia. The village is located in the hills north of the Ljubljana Basin, about 10 kilometres (6 mi) east of Kranj and 20 kilometres (12 mi) west of Ljubljana.

Zgornji Brnik is a small village with a population of about 200 people. The village is home to a church, a school, and a few small businesses. The main economic activity in the village is agriculture.

Zgornji Brnik is a quiet and peaceful village with a beautiful setting. The village is surrounded by hills



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and forests, and it offers stunning views of the Ljubljana Basin.

The village is a popular destination for hiking and biking. There are several hiking trails that lead from the village to the surrounding hills and forests. The village is also home to a mountain bike park.

Zgornji Brnik is a great place to relax and enjoy the peace and quiet of the Slovenian countryside. The village is also a great base for exploring the surrounding area.

## Main Features

- \* 24123 m2 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 Slovenia fast online.

## Comune

Dimensione del lotto: 24243 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: [https://www.youtube.com/embed/kFe51HISJWk?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/kFe51HISJWk?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

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