



## Exclusive 12,000m2 Private Peninsula | Approved Luxury Resort & Marina Development | Rare Waterfront Rights in Norway



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,488,187.18

### Posizione

Nazione:	Norway
Indirizzo:	Aursundvegen 970
Cap:	6690
Pubblicato:	03/10/2024

### Descrizione:

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Esales Property ID: es5553916

Aursundvegen 970  
Aure  
Nordmore in More and Romsdal conty  
6690  
Norway

A rare opportunity to acquire a fully regulated private peninsula in the heart of the Norwegian fjords. This 12,000m<sup>2</sup> development site (Haugneset Vest) comes with a finalized and approved zoning plan for a luxury boutique hotel, private marina, and exclusive residential units.



## Key Investment Highlights:

- \* **Ready-to-Build:** All legal hurdles are cleared. This project holds a rare legal exemption from Norway's strict 100-meter coastline building ban.
- \* **The Concept (Project 2):** Fully approved for a flagship building for luxury hospitality and high-end living, integrated with a private harbor and marina facilities.
- \* **Sustainability:** The project is approved for renewable energy extraction from the sea, ensuring a green and future-proof operation.
- \* **Currency Advantage:** Historical opportunity for investors with USD/EUR/GBP to secure a high-value asset in Norway at a very competitive entry price.

## Read More

The site is perfectly suited for a private trophy estate, a high-end corporate retreat, or a sustainable luxury resort. Full Investment Memorandum and technical documentation are available upon request.'

## Key Investment Highlights:

- \* **NO RESIDENCY REQUIREMENT (Ingen boplikt):** A very rare opportunity for international buyers to own a prime waterfront estate in Norway with full freedom of use and no requirement to live on-site.
- \* **READY-TO-BUILD WITH LEGAL EXEMPTION:** All legal hurdles are cleared. This project holds a rare and finalized legal exemption from Norway's strict 100-meter coastline building ban. A 'once-in-a-lifetime' permit that is no longer granted for new projects.
- \* **THE CONCEPT (Project 2):** Fully approved for a flagship building. While designed for hospitality, the flexible zoning allows for a grand private estate with integrated guest or rental units, satisfying local requirements while providing ultimate luxury.
- \* **PRIVATE PENINSULA & MARINA:** 12,000m<sup>2</sup> of private land with approved rights for a private harbor, pier, and maritime facilities.
- \* **CURRENCY ADVANTAGE:** Massive investment potential for those with USD/EUR/GBP due to the historically weak Norwegian Krone.

## 4. CALL TO ACTION:

Please add: 'Contact Jan Arve Kvisvik directly for a private presentation of the project plans and development potential.'

## Architectural Flexibility:

Please note that the architectural visualizations are for inspirational purposes only. The buyer has the freedom to design and customize the building(s) according to their own vision, within the flexible framework of the approved zoning regulations.

## Zoning Regulations for Project 2 (Main Building):

- \* **Purpose:** Approved for a combination of hospitality (hotel/inn), tourism, office, and catering/restaurant facilities.



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- \* Residential Use: The building can be used for rental units, self-owned units, or Rorbu-apartments (traditional coastal cabins).
  - \* Maritime Integration: Direct integration with a private pier and small boat harbor/marina is permitted.
  - \* Dimensions: Maximum cornice height of 6 meters is allowed. The building can feature a basement/lower level for parking or storage.
  - \* Design: The building can have a polygonal/multi-sided shape to maximize views and terrain adaptation. Use of natural materials like turf roofs and earth-toned colors is encouraged.

We are now checking the interest in managing and further developing the 'Hjorteriket'.

Check <https://www.hjorteriket.no/>

## About the Area

Aure is a municipality in Møre og Romsdal county, Norway. It is part of the region of Nordmøre. The administrative centre is the village of Aure. Other villages in Aure include Gullstein, Stemshaug, Todalen, Tjeldbergodden, Arasvika, and Tømmervåg. Aure has one of the largest wooden churches in Norway, Aure Church.

In Aure you can experience the combination of open sea, wonderful archipelagos and beautiful fjords. There are steep rock formations jutting from the sea, serene forests and tranquil mountains.

Aure, farthest north in Møre og Romsdal county, perfectly lends itself to coastal recreation. There are great places to go fishing from boat and land, and keen walkers will enjoy the wide selection of walks in the local countryside, both in summer and winter. There's a wide variety of walks and hikes in Aure, ranging from leisurely walks to challenging hikes. Opt for a challenging mountain hike or view the mighty mountains from more accessible and Instagram-friendly vantage points.

Aure stretches from Kristiansund in the southwest to Sør-Trøndelag in the northeast. The Fjordruta trail, one of Norway's best prepared marked walking routes, goes through the mountains in Aure. The route goes from Kristiansund Airport, Kvernberget to Giset and comprises four days of hiking and three overnight stays at the KNT cabins Gullsteinvollen, Imarbu and Nersetra.

For even more excitement, Aure has an array of wildlife and many huntable species, including one of Norway's largest deer herds. Aure is also home to sea eagles and each day you can watch as these beautiful birds of prey glide along the coast.

## Main Features

- 12000 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 Norway fast online.



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Condizione: Very Good

## Comune

Finito piedi quadrati: 12000 mq

Dimensione del lotto: 12000 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.158.585

