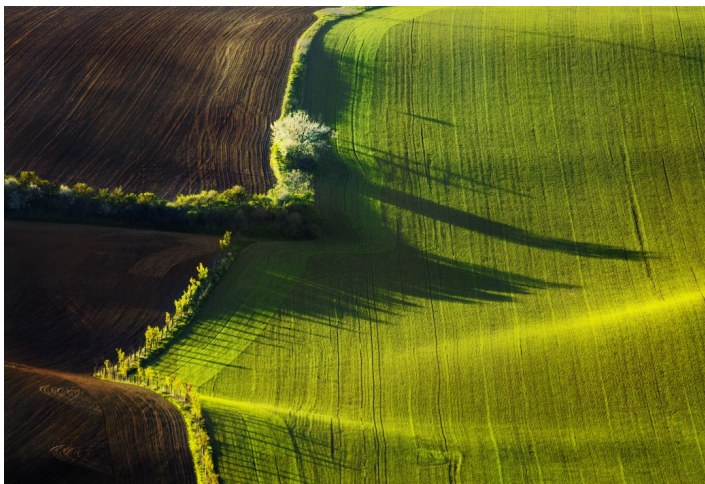




## Land

3 014 000 m<sup>2</sup>, Lučenec

€ 4 792 260 | CZK 114 271 440

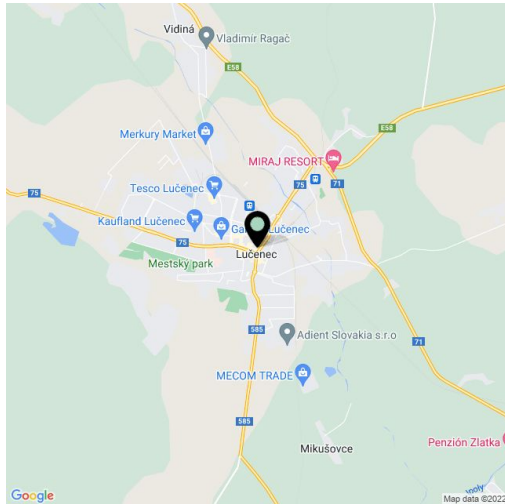




## Land

3 014 000 m<sup>2</sup>, Lučenec

Price per sq. m.	€ 0
Total area	3 014 000 m <sup>2</sup>
Land type	Farming
Reference number	41673



€ 4 792 260 | CZK 114 271 440

**Vast plot of land in the Banská Bystrica region with a total area of more than 300 hectares located in the Lučenec district.**

71% of the land is categorized as **arable land**, 26% of the area is TTP. The remaining area consists of **forested land**, built-up areas and courtyards, water areas, and gardens. As it is a large plot, it offers a variety of land usage. The arable part is used for agricultural purposes. The access road is asphalt and dirt, and utilities are within reach. The owner has initiated a preparation for a change in the zoning plan to logistics/light manufacturing and residential housing on 17 hectares.

On the western outskirts of the town of Lučenec lies the Ľadovo water reservoir, which is used for agro-tourism. In the future, the construction of a northern bypass, a section of the R2 expressway, is planned to connect to Lučenec.

The land is sold as one intact whole. In exclusive ownership is 40% of the land, the remaining part is the owner's share of the land in joint ownership. As the owner is an SPV, the sale will be made in the form of a share deal.

Price EUR 1.59/sq. m.