

## Ljubljana surroundings – larger building area for a settlement of new built houses near skiing slopes of Krvavec, investment opportunity

2.209.550 €



### Property details

Type:	Land
Land included:	31.565 m2
Region:	Ljubljana & Surroundings
City:	Krvavec



## Description

Large building plots for the settlement of houses and multiple apartment buildings, next to the popular skiing slopes of Krvavec.

Below the Krvavec ski resort, in an area called Jezerca, there are two connected building areas, one of which is planned for the construction of individual houses and the other one where construction of several apartment buildings is planned.

The first plot is 12,500 sqm.

Houses in size from 100 to 150 sqm (3 floors: ground floor + first floor + attic).

The second one is 19,065 sqm.

Apartment buildings (ground floor + 4)

For both areas - the area of individual houses and the area of apartment buildings, the architects have planned several variants of construction and so the decision for each option remains with the potential investors who can decide to buy only one area.

Near the planned settlement of cottages, a new cable car connection with the ski resort is already planned (building permit already obtained), just 200m away.

### Infrastructure:

**Electricity** - There is already a 20KW cable line in the construction area.

**Water supply** - possible connection to public water supply, which is 200m away.

**Sewerage** - A common non-flowing septic tank of appropriate size is temporarily planned until the construction of the sewerage line.

**Internet** - The construction of an optic fiber is planned at the same time as the sewerage network.

**Traffic** - Connections with the public road.

**Spectacular views over the valley, Ljubljana green area.**

**All infrastructure within 13 km, 20 min drive. Ljubljana Airport 17 km.**

**As a condition of purchase, the seller points out that the buyer must reimburse the seller a part of the property sale costs in the amount of 2% of the property purchase price + VAT**