

## South Slovenia area – Building land and building permit for construction in Podgorje



### Property details

Type:	Land
Land included:	46.211 m <sup>2</sup>
Region:	Dolenjska (e.g. Novo mesto, Krško)
City:	Podgorje pri Pišecah



## Description

This is a property with 46,211sqm of land located on a beautiful location in the Kozjansko National Park, in Podgorje pri Pišecah, on the slope of the Špiček hill, with beautiful views of the Bizeljsko wine-growing region towards Croatia.

The property is designed as a peaceful destination that will offer visitors an escape from everyday life, and the owners a peaceful stay in unspoiled nature.

A building permit has already been obtained.

On a portion of the land measuring 1,247 sqm, the owners have obtained project documentation for the construction of the »Estate Podgorje«.

The estate is designed as a peaceful destination, offering visitors an escape from everyday life and owners a tranquil living experience amidst unspoiled nature.

### Building and Development

- The valid building permit includes the demolition of existing structures and the construction of a residential building for the owners of Posest Podgorje, with a floor plan of 20.8 x 8.5 m, single-story with a partially utilized attic.
- Two guest houses, each 9.2 x 5.8 m, also single-story, are planned.
- The property includes a workshop (17,4 x 8,5 m) intended as a space for social gatherings, food preparation, and events.
- A swimming pool (7.35 x 3 m) with an accompanying sanitary facility (7.8 x 2.8 m) is also planned.
- The utility contribution was settled at the time of issuing the building permit. Construction can commence immediately upon obtaining the project (construction implementation) documentation.

### Land and Environment

- The land is situated at an altitude of 350-400 m, suitable for planting vineyards with demanding grape varieties.
- Part of the estate consists of agricultural land and scattered construction plots where the above-mentioned buildings are planned.
- Posest Podgorje has its own water spring. A former farm, still visible today, included a well, and the property, uninhabited for over 20 years, retains diverse tree species.

### Infrastructure and Access

- The estate is accessible via asphalt road, with public water supply, electrical lighting, and optical fiber. A small wastewater treatment facility is planned.
- The town of Brežice is a 15-minute drive away, offering a historic town center, major grocery stores, and quality restaurants.

- Zagreb is slightly less than an hour away, Ljubljana slightly more than an hour. The nearest airport is in Zagreb, and the renowned Slovenian spa Terme Olimia is a 30-minute drive.

**Recreation and Lifestyle**

- The location is close to two golf courses and offers numerous opportunities for hiking and cycling and skiing at nearby Sljeme resort in Croatia.
- The estate offers new owners a unique lifestyle immersed in nature.

As a condition of purchase, the buyer pays sales tax 2% and the commission in the amount of 2% of the property purchase price + VAT