

Kranj area – Building land with Building Permit

249.000 €



Property details

Type:	Land
Land included:	680 m2
Region:	Gorenjska (e.g. Bled, Bohinj, Kr. Gora)
City:	Naklo



Description

Exceptionally quiet and sunny location in Naklo, flat building plot with a total area of 680 sqm, of which 530 sqm qualifies as building land.

The plot is located in a cul-de-sac with open views, ensuring a high level of privacy and quality of living.

The land already has a valid building permit for the construction of a prefabricated single-family house with floors basement + ground floor + attic, allowing for an immediate start of construction.

House Project

The planned house has footprint dimensions of 8.8 m x 13.2 m:

- **Basement (86.78 sqm):**
fitness room, hobby room, bathroom with sauna, laundry and ironing room, technical room, storage room, hallway
- **Ground Floor (93.38 sqm):**
open-plan living area with dining room and kitchen, study/office, separate WC, entrance hall
- **Attic (90.78 sqm):**
master bedroom with walk-in wardrobe and en-suite bathroom, three children's bedrooms, additional bathroom, hallway

The layout is designed for functional and comfortable family living.

Technical Features

- gable roof (38° pitch) with grey roof tiles
- white rendered façade with modern natural accents
- basement constructed using traditional building methods
- heating via air-to-water heat pump, ensuring high energy efficiency

Utility Connections

- water supply, gas, and telecommunications already on the plot
- electricity and sewage connections located in the adjacent road
- access via an asphalted municipal road
- two parking spaces provided
- paved courtyard, remaining land landscaped with lawn and horticultural design

All required approvals have been obtained, and the utility contribution has been fully paid. Construction must commence no later than October 2026.

Location

An ideal location for family living:

- **close proximity to primary school, kindergarten, shops, post office, and sports facilities**
- **numerous opportunities for outdoor recreation (walking and cycling paths)**
- **quick access to the motorway connection**

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