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