

## ISTRIA ADRIA

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|                            |                     |
|----------------------------|---------------------|
| <b>Code :</b>              | 08858               |
| <b>Location :</b>          | Brod Moravice       |
| <b>Building size :</b>     | 2180 m <sup>2</sup> |
| <b>Garden size :</b>       | 0.00 m <sup>2</sup> |
| <b>Energy efficiency :</b> | Not specified       |

**Price :** 80.000 €

### UNIQUE INVESTMENT OPPORTUNITY - FORESTRY HOUSE WITH PROJECT AND BUILDING PERMIT

In a secluded location, surrounded by untouched nature near Brod Moravice, lies a one-of-a-kind property - a forest plot of 2,180 m<sup>2</sup> with a conceptual design, main project, and an approved building permit for the construction of a Forestry House.

This is not a conventional property - it is a project designed for forestry professionals or investors who recognize the potential of developing in this specialized sector.

#### PROJECT DETAILS:

Total gross footprint area: 110 m<sup>2</sup>

Building levels: Ground floor + attic

Maximum allowed built area: 400 m<sup>2</sup>

Construction type: A-frame wooden structure, harmoniously integrated into the natural surroundings

#### LAYOUT:

- ✓ Ground floor - functional space for forestry workers, including a locker room, sanitary facilities with showers, a small kitchen and dining area, a boiler room, and storage.
- ✓ Attic - three bedrooms and a bathroom, ideal for temporary accommodation for staff or guests.

#### INFRASTRUCTURE AND FEATURES:

The land has been cleared and prepared for construction, with an access road and stunning views of the forest landscape.

Self-sufficient infrastructure: planned water supply via a cistern with a hydro-pump system, septic tank for wastewater management, and the possibility of a gas tank or power generator.

Electricity connection available - power supply is only 50 meters from the plot.



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The property is being sold as part of a company registered for forestry activities.

**KEY ADVANTAGES:**

- Buyer does not pay real estate transfer tax - the property is within the VAT system.
- Building permit and main project included - no additional administrative hurdles before construction begins.
- An ideal opportunity for forestry professionals or those looking to develop a specialized accommodation facility in the heart of nature.

This property is not for everyone - but it is perfect for those who understand its true value.

For additional information and to arrange a viewing, feel free to contact us.