



## Land

1 367 000 m<sup>2</sup>, Topolčany

€ 12 303 000 | CZK 312 004 080





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Price per sq. m.	€ 0
Total area	1 367 000 m <sup>2</sup>
Land type	Housing
Reference number	102580

This 137 ha plot for sale is located in the Topolčany district. A sports and recreation complex with a golf course, hotel, and residential area, for which a building permit was issued, has been proposed to be built. The land is suitable for an aquapark (engineering-geological survey with boreholes has been carried out), the placement of photovoltaic panels, or a logistics building.

The plot has an asphalt access road connected to the main road which is only 1 km away. The proposed extension of the R8 highway has a **planned exit that will be only 2 km from the plot.**

Utilities are within easy reach. The boundary of the plot is formed by a stream. An **EIA has been prepared** for the land and the lot is excluded from the land fund.

The excellently located land is easily and quickly accessible from the **airport in Piešťany (25 min.)** or Bratislava (1 hr.). The regional city of Nitra is only a 30 min. drive away.