



## Land

2 863 m<sup>2</sup>, Liptovská Anna, Liptovský Mikuláš, Liptovská Anna

€ 197 547 | CZK 4 922 871





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Price per sq. m.	€ 0
Total area	2 863 m <sup>2</sup>
Land type	Housing
Reference number	105686

**Building plot with a developed project and utility connections located near Liptovská Mara, surrounded by nature with an exceptional view of the beautiful scenery around Liptov and absolute privacy.**

According to the zoning plan, the land is suitable for the **construction of a holiday home with the possibility of year-round living**. A **prepared project** for a one-story house with a habitable attic, a gazebo, and a **usable area of 185 m<sup>2</sup>** is available, for which a **building permit** has already been issued. There can also be a well with a depth of 15-25 meters and a 3x25 A electrical connection. Access to the land is provided by a **paved road**.

The land is located in the town of Liptovská Anna, a magical historical place in the embrace of the mountains under the **Čereňová rocks**, with the Gothic Church of St. Anna from the 15th century. Only 5 km away, **Liptovská Mara**, also called the Liptov Sea, is home to complete civic amenities. The location offers absolute privacy, but also a number of family activities such as hiking, the **AquaCity Poprad** water world, the bobsleigh track in **Tatranská Lomnica**, the nearby **ski resorts in the High Tatras**, ski mountaineering, or a **golf course**. The town of Kežmarok is only 4 km away, Poprad 18 km, and Tatranská Lomnica 19 km.

Price EUR 69/m<sup>2</sup>.

