



## Land

15 193 m<sup>2</sup>, Malacky, Lozorno, Karpatská

€ 1 250 000 | CZK 30 937 500





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|                  |                       |
|------------------|-----------------------|
| Price per sq. m. | € 82                  |
| Total area       | 15 193 m <sup>2</sup> |
| Land type        | Housing               |
| Reference number | 108807                |

We offer for sale a unique plot of land with a building permit for the implementation of an exceptional concept of community housing nestled in the pristine nature of a forest park near the village of Lozorno, only a 20-minute drive from Bratislava. The Botanika Lozorno project is ready for implementation and is sold as a single plot with an architectural study and building permit.

## Residential project

The Botanika project is inspired by the principles of sustainable development and **ecological farming**. The residential project will offer future residents an exceptional style of living in harmony with nature, without worrying about daily maintenance. The aim is to combine the comforts of modern living in a family home with a garden and the benefits of professional management of the common and private areas. The gardens, with ornamental and usable areas, the raising of poultry and fish, and the planting of fruit or vegetable beds will be cared for by a gardener and housekeeper employed by the community. The land is equipped with all utilities - electricity (own transformer station), well water, sewerage with connection to a WWTP including tertiary after-treatment by a root treatment plant.

## Housing

Housing will consist of residences with apartments and studios. The site is spread over a **plot of 15,193 m<sup>2</sup>** and will offer three residential buildings with 18-22 apartments. There will be private and **community spaces** - utility and herb beds, grassy areas, fire pits, barbecue areas, and social and private spaces. Each building will have views of the landscaped greenery. Parking is in enclosed courtyards, taking into account the aesthetic and ecological integration into the environment. The project also plans for the possible damming of the watercourse - a retention zone in a southern part that provides protection in case of extreme rainfall.

## Location

Botanika is located on the outskirts of the village of Lozorno, only 400 meters from a recreational water reservoir with an area of 35 ha, suitable for sports and relaxation. It is surrounded on three sides by state **forests** and a trout stream flows directly through it. The surrounding area offers a number of bike paths, hiking trails, and mountain meadows with medicinal herbs. Excellent transport links are provided by the D2 highway, from which the area is accessible within 5 minutes through the village of Lozorno. Bratislava's Bory Mall with shopping and medical services is about 10-12 minutes away.

