

Unique opportunity to acquire a property covering 48 hectares in a picturesque environment, on the **Danube peninsula**, located on Žitný ostrov.

The offer is a unique and exceptional opportunity for purchase because such a large area is not found almost anywhere in nature, in a protected area.

On the territory there are - **3 mining ponds**.

One of these lakes is currently **leased for gravel extraction, (14 ha)**

(Extraction, processing, and transport of Danube and quarry gravel take place throughout the territory of Slovak Republic. The company to which this part of the area is currently leased to, is a very rich company and operates several gravel pits. The lease is so far valid until 2026 (according to weight).

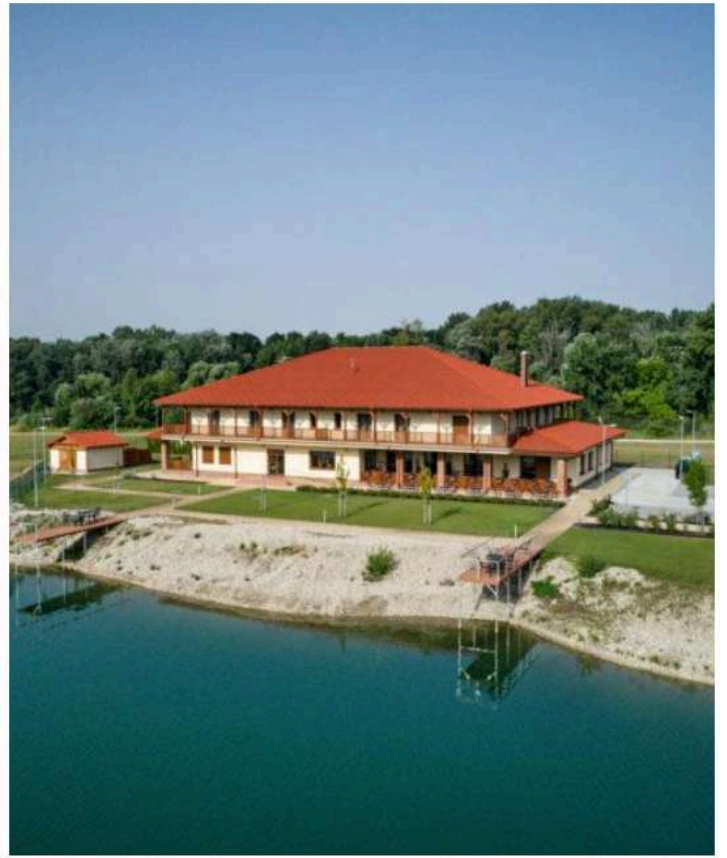
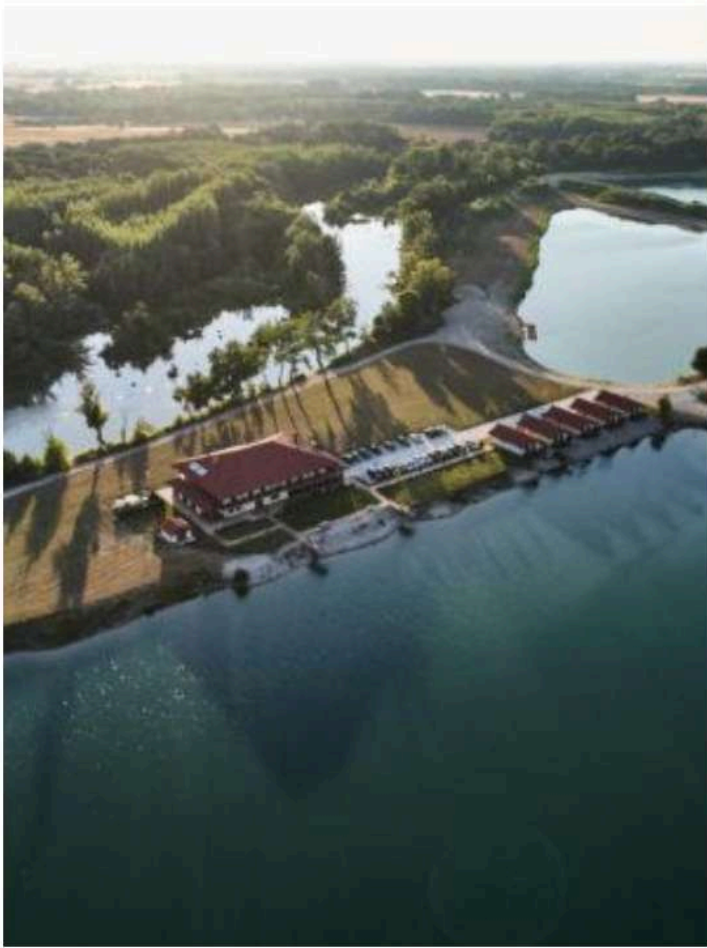
There is another part of the area that could also be mined in the future. This is a decision of the future buyer if he decides to generate additional income from gravel mining.

- **The two other lakes (4Ha, 5Ha) are stocked, suitable for fishing and swimming.**
- Permissions for fishing and swimming tickets **generate additional income.**
- Currently, 1000-1200 guests visit the beach during the season. **(4000 EUR per day)**
- Additional income is secured from renting rooms of the pension, restaurant, and apartments.
- The area includes a forest - Poplar (white poplar / glacier) and agate.
- Precise determination based on the letter of ownership.

About the apartments:

- We can provide relaxation and rest in 5 houses for up to 4 people.
 - Spacious apartments offer a beautiful view of the lake.
 - 5 apartments are 80m² each, consisting of a living room, 2 bedrooms, bathroom, kitchen, fully equipped. They are equipped with air conditioning and fireplace, suitable also for winter stays.
 - Wooden material comes from its own forest. Buildings are from brick and insulated!
 - It is about 500m² of built-up area.
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- In a separate pension, there are 5 apartments upstairs, each for 2 people. 80m² / pcs
 - On the ground floor, there is a restaurant. 50-80 seats.
 - Lobby bar with a capacity of 25 seats

- Lounge for 22 people
 - Guests also have access to a wellness center with a whirlpool and saunas (3), of course with a massage room.
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- Summer activities include swimming and fishing.
 - Approximately. 1200 m² of built-up area.
 - The whole area has its own well and own water treatment plant, which supplies the pension and apartments with fresh clean water.
 - As you can see from the above, heating and water are provided from your own space, so it is for free!
 - Electricity supply is public, solar panels and wind turbines are planned here, so it can also become free and completely off-grid in every aspect.
 - It has a transformer station with enough capacity.
 - **Accessibility - by highway, departure max. 20 km, by highway.**
 - **Bratislava and Komárno can be reached within 80 km.**
 - Construction permits have already been issued, submitted for the construction of another 20-25 houses by the lake, even with its own pier. (approx. 2000 m² built-in option, development potential). This also leads to significant income and return on investment for the new owner.
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- **Land prices range from 50-70 euros/m²**
 - **For building lands it's around 127 euro/m²**
 - **480,000 x 50 = 24,000,000 euros**
 - **Construction land if only 20,000 m² x 127 = 2,540,000 euros**
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- **Construction of weekend houses at least 27 x 100,000 = 2,700,000 euros**
 - The investor can appreciate his invested capital in a short time, in today's devaluation it is **the safest and also extremely advantageous investment** to maintain the value of investments.
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- **Total purchase price of the area: 24M Euro**
 - **Possibility to buy the entire company / Ltd. / - The only way foreigners can accuire such a real estate in Slovakia.**
 - **The property is unencumbered, there is no burden on it.**
 - **You can view and inspect it by prior agreement.**
 - **Confirmation from the bank / LOI / and signed expression of interest are required.**
 - **A 10% deposit can be used to start the purchase process.**



- **Wellness of 3 types of saunas**
- **Massage salon**
- **Restaurant**
- **Meeting room**
- **Luxury equipped kitchen**
- **Elevator in the guesthouse**
- **All buildings are wheelchair accessible**



















How about building a floating fishing village or photovoltaics field?



