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POZEZDRZE LAKE - MAZURY

100 HA WITH PLANING

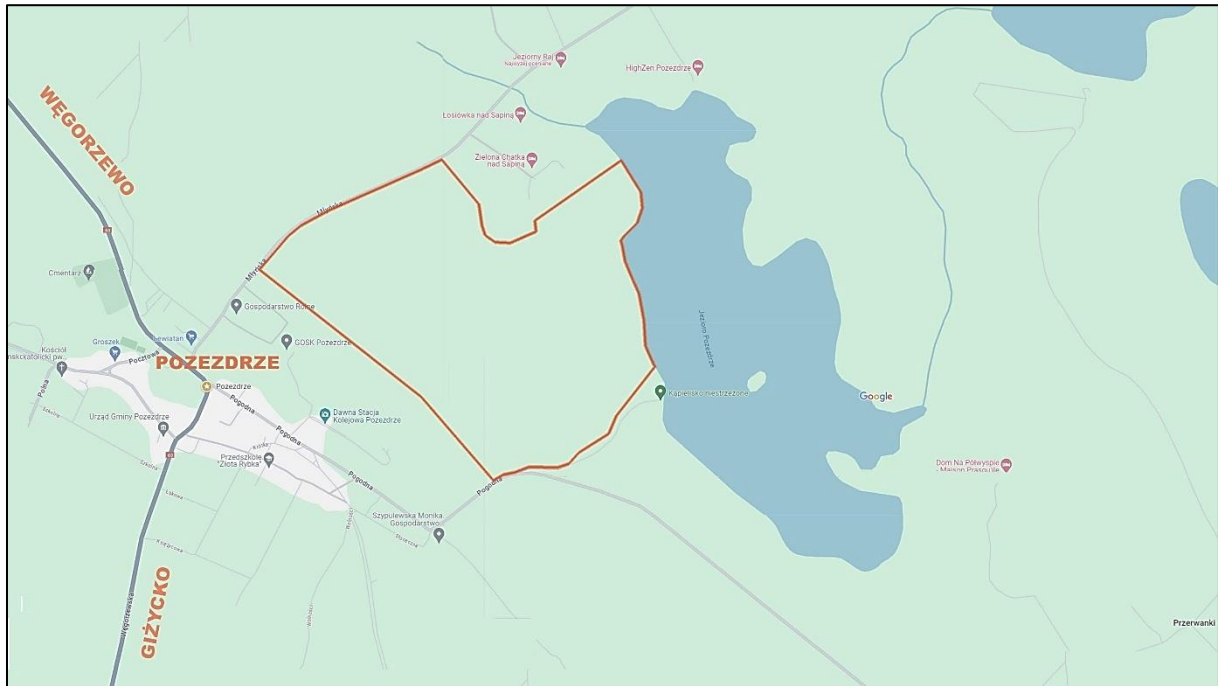
Location:

The property is located by Lake Pozezdrze in the Land of the Great Masurian Lakes, in a quiet and peaceful area, 7 km from the well-developed tourist town of Kruklanki and 12 km from the well-connected city of Giżycko, close to key service and commercial points and the train station.

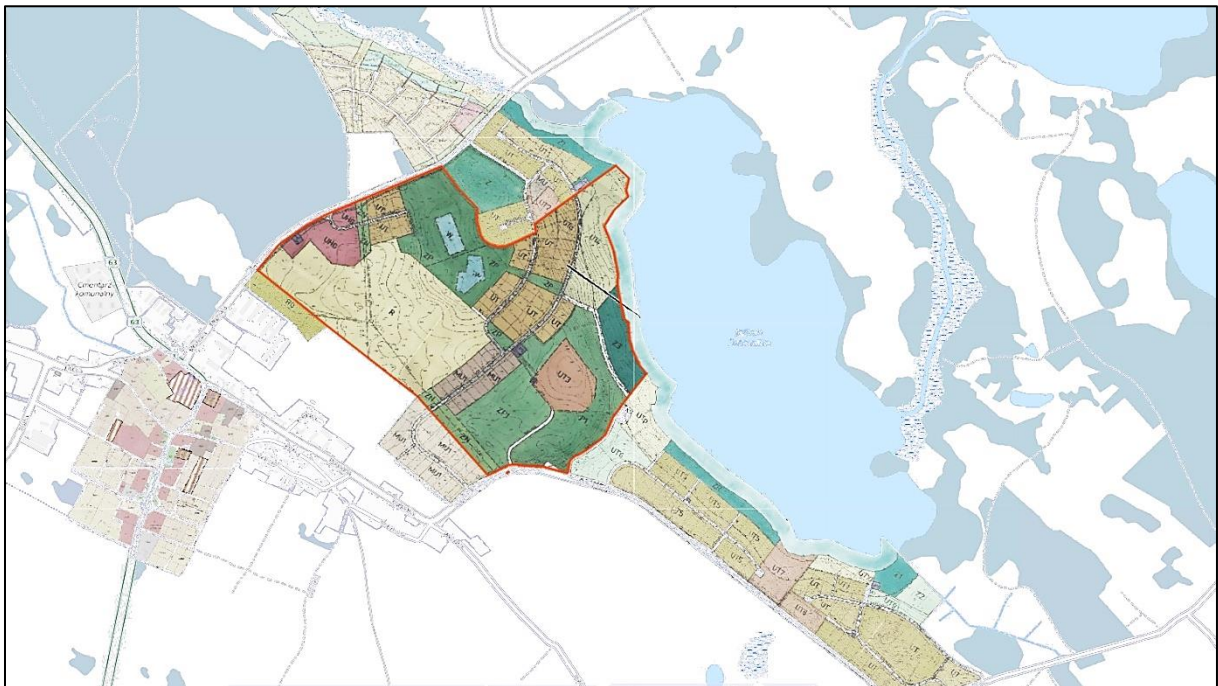
Property Description:

- Area: approx. 100 ha
- 800 x 1200 m - shoreline: 1000 m
- Slope of the land: approx. 20 m descending towards the shore
- Maintained in good agricultural condition
- Panoramic views of the lake and 20,000 ha of the Kutry-Borecka forest

A major advantage of this land is its location directly at the newly developed beach on the Pozezdrze lake. It is equipped with a pier, a boat and kayak slipway, cycling infrastructure, toilets, sports fields, a playground, shelters, and a bonfire areas.



Lokalizacja

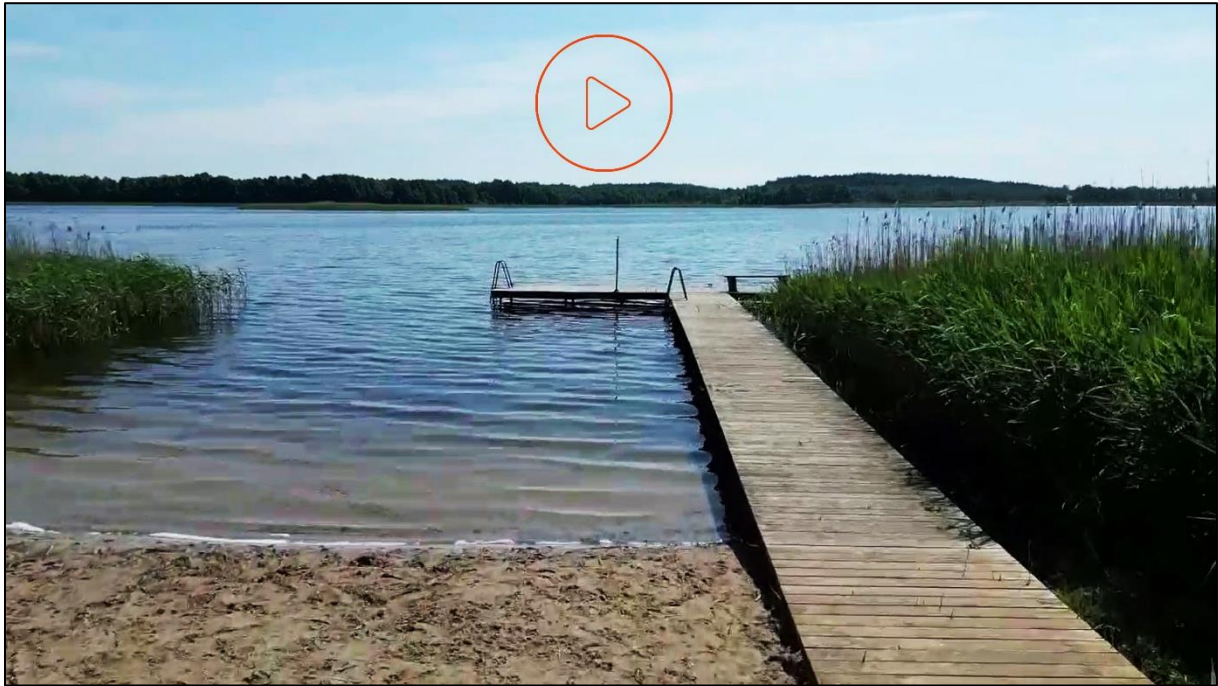


MPZP

Development Plan

The area of approx. 800 x 1200 m is covered by a local spatial development plan and offers the possibility of creating:

- 70 plots of approx. 2500 m² each, dedicated to year-round residential houses
- A hotel complex with tourist infrastructure on an area of approx. 22 ha
- A recreational area by the lake on an area of approx. 7 ha
- A commercial and gastronomic zone of approx. 4 ha by the road to Pozezdrze
- A pond and other green and landscape areas



[Video](#)

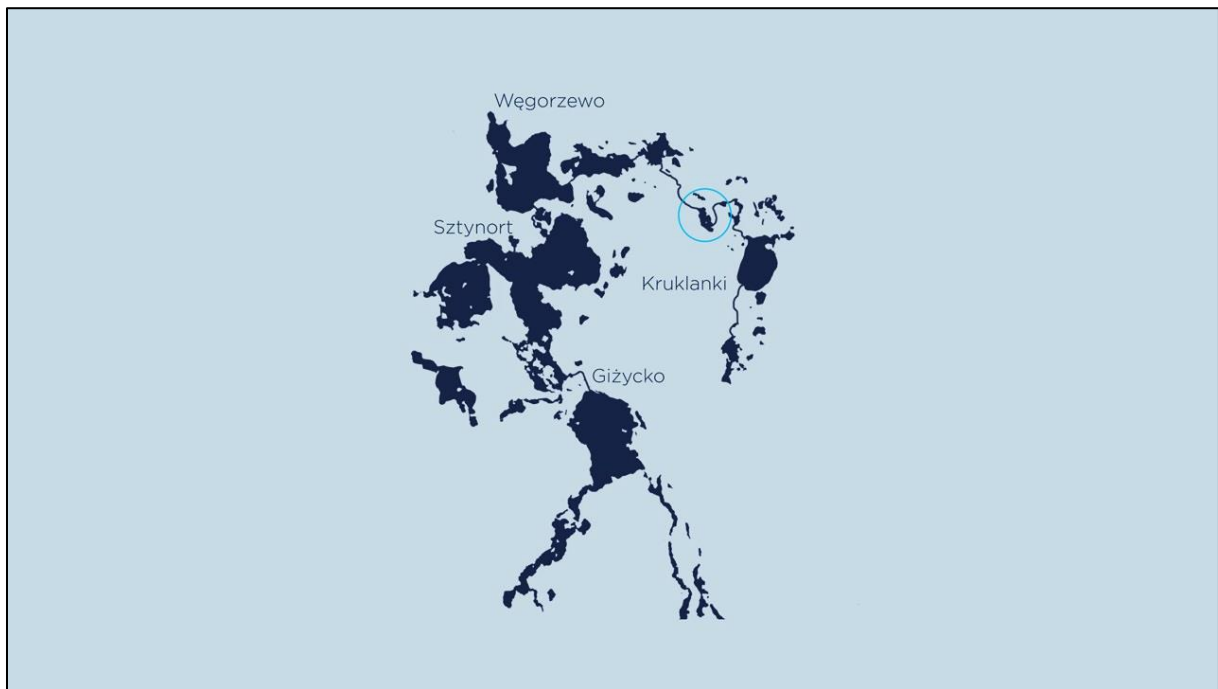


[Geoportal](#)

Support:

It is possible to make changes to the development plan to adapt it for other investment purposes. Connection infrastructures are available at the site: power line, water, and sewage network.

We offer our technical and formal support on-site, including the assistance of an architect experienced with local authorities and cooperation with trusted local construction and maintenance companies.



Lokalizacja

Activities:

Direct access to the lake and river with very clean water allows for water sports, swimming, windsurfing, sailing, kayaking, and fishing. The Sapina River kayak trail runs through Lake Pozezdrze, connecting the lake with the great Masurian lakes. A scenic route leads from Pozezdrze to the port in Sztynort on Lake Dargín. Numerous cycling and walking paths, including the 300 km long Masurian Bicycle Loop, run nearby. A horse stable is located 3 km away.

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