

CONTACT

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BASIC DATA

object number: **3056/1385**
object type: **Plot**
state: **Nyugat-Dunántúl**
address: **9141 Ikrény**
price: **€ 2,099,000.-**
Plot area **approx. 80,000.00 m²**

DESCRIPTION

TWO COMMERCIAL PLOTS FOR SALE ON THE HIGHWAY NEAR GYŐR

TWO COMMERCIAL PLOTS FOR SALE NEAR MOTORWAY M1 IN GYŐR

The two commercial plots are located directly at the M1 motorway exit Győr, between the two major cities: Vienna - 134 km and Budapest - 130 km. The city of Győr is only 6 km away from the motorway exit and the plots.

The two remaining plots for sale have already been designated as building areas by the relevant municipal authority;

Free-standing

Maximum allowable building coverage: 25%

Minimum green area: 20%

Maximum allowable building height: 10 m

Minimum plot size: 5000 m²

The boundaries of the building site:

Property boundaries adjacent to public roads: 10.0 m

Side area: 5.0 m

Backyard: 6.0 m

qualified for industrial and commercial purposes.

Both plots have good access points from the road to the M1 motorway.

The commercial plots have access to electricity, water, and other necessities.

The land areas are divided into 2 plots still available for sale;

Plot 1 with 19,665 m²

and

Plot 3 with 55,229 m².

The plots are privately owned, unencumbered, and flat.

Upon submission of a LOI (Letter of Intent), we are happy to organize a viewing!

Individual sale!

The sales price for individual sale is;

30 Euros per m² + 4% commission + legal fees + state taxes.

Package sale!

Both commercial plots (Plots 1 and 3) can also be purchased as a package at a total sales price of Euro;

2,099,000 + 4% commission + legal fees + state taxes.

Sales method!

Both plots are for sale under the Asset Deal procedure.

Total plot size; approximately 74,894.00 m²

price:	€ 2,099,000.-
Buyer's comm.:	4% plus 27% VAT
Plot area	approx. 80,000.00 m²

Location: Outskirts, Green location, sunny location;**Public transport:** Rapid transit



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Imprint

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