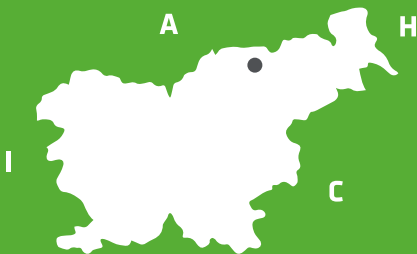


Real Estate

Land for sale in the Gotjenk business zone (Podvelka)

LOCATION

Podvelka
Slovenia



SECTOR

Real Estate

CONTACT

RRA Koroška d.o.o.
Meža 10, 2370 Dravograd
Slovenia

e-mail: info@investkoroska.si
web: www.investkoroska.si
phone: +386 (0)5 90 85 190



Land for sale in the Gotjenk business zone (Podvelka)

Land with a total area of 39,994 m² is being sold in Podvelka, in the Gotjenk business zone. The land can either be purchased as a whole or in parts.

The terrain on which the land is located is slightly terraced. The layout of the land is likely to be arranged over three levels. Access to the land is provided along the municipal road, which lies along the immediate edge of the business zone. In addition, all the necessary infrastructure (electricity, water, data network) is connected to the edge of the business zone.

The land is suitable for investment by small and medium-sized businesses and is categorised as a manufacturing area (IP, IG, IK). The start of the investment can be made immediately.

TRANSPORT:

The land is located in the immediate vicinity of the railway, which represents a great advantage for freight transport by rail. It is also located close to the regional road Dravograd - Maribor.

FREIGHT TRANSPORT: The land is located 1 km from the centre of Podvelka and 1.5 km from the regional road Dravograd - Maribor. **RAIL TRANSPORT:** The land is only 1 km from the railway station, which can also serve as an access point for rail freight traffic. The railway track connects Maribor (where there is a logistic centre for rail freight transport), Prevalje and Pliberk in Austria.

Slovenian freight transport by rail connects trade routes from North-Western and Central Europe, to South-Eastern Europe and as far as Turkey. The routes run along the 5th and 6th European traffic corridors, which intersect in Ljubljana.

LOCATION: The land is located in the Municipality of Podvelka, which lies in the Drava Valley and spreads out to both, Kozjak as well as Pohorje. The municipality covers an area of 104 km² and is ranked as the 66th largest municipality in Slovenia.

Podvelka and its surroundings were formerly the home of forest workers who processed the driftwood for sale. Timber was the most important raw material for the economic development of the municipality and the timber industry represented a significant sector of the economy. The merging of the forest and timber holdings in Podvelka led to the development of a larger wood-processing factory. Today, the timber and wood-processing industry is concentrated in Podvelka, with the Marles company being one of the largest industrial facilities in the area.

The land is located directly along the public road. Access to the land is not suitable for heavy trucks.

Type of investment:

Ready for sale.

Estimated investment in total:

30 EUR / m²