

The area is virtually undiscovered ...



THE DISCOVERY OF THE OPPORTUNITIES THE AREA HAS TO OFFER ARE ONLY A MATTER OF TIME.

FOR SALE

4 HA RESORT WITH BUNGALOWS AND APARTMENTS.
THE RESORT HAS ITS OWN BEACH AND JETTY BY A NATURAL LAKE.



m u n d i - p a r k

ŁAGÓW, POLEN

Mundi Park. A resort with a sunny outlook.

An aerial photograph of a large, calm lake. In the center, a large, rectangular island is completely covered in dense green forest. To the left, a town with red-roofed houses and a church is nestled along the shoreline. To the right, another town with similar architecture is visible. In the foreground, a large, open area with many small, dark-roofed buildings, possibly a camp or resort, is situated near the water's edge. A road runs along the bottom right of the image. The water is a deep blue-green color, and the surrounding landscape is lush with trees and vegetation.

AN EXCELLENT BASIS FOR FURTHER DEVELOPMENT AS A RECREATIONAL RESOURCE.



The Polish economy is doing well and Polish nationals working abroad also provide the country with a continuous financial boost. This means, amongst other things, that people have more disposable income and more free time to spend it.

The Polish love their own country and its fantastic nature and tend to be very close-knit socially. We expect this growth will continue on a national level and that people will increasingly look for more recreational options.

Impression

Mundi Park is situated near the village of Lagow, an hour's drive from Berlin. It is easy to get to by road and the landscape is lush and green and reminiscent of the Ardennes.

The location on natural Lake Łagowskie makes it an excellent basis for further development as a recreational resource. The area is virtually undiscovered and the purchase of adjoining plots along the lake is an attractive option. The local land and real estate are still highly affordable and increasing profitability through expansion is a real possibility.

The opening of a small theme park – Maja (the Bee) Land – at the E30 exit in September 2018 can be considered a realistic precursor to the recreational opportunities the area should be able to develop. A visit to Poland is also very worthwhile in terms of prices: food, drink and accommodation are all very affordable.

The discovery of the opportunities the area has to offer and large-scale development are only a matter of time.



Mundi Park

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A job well conceived is a job half done.

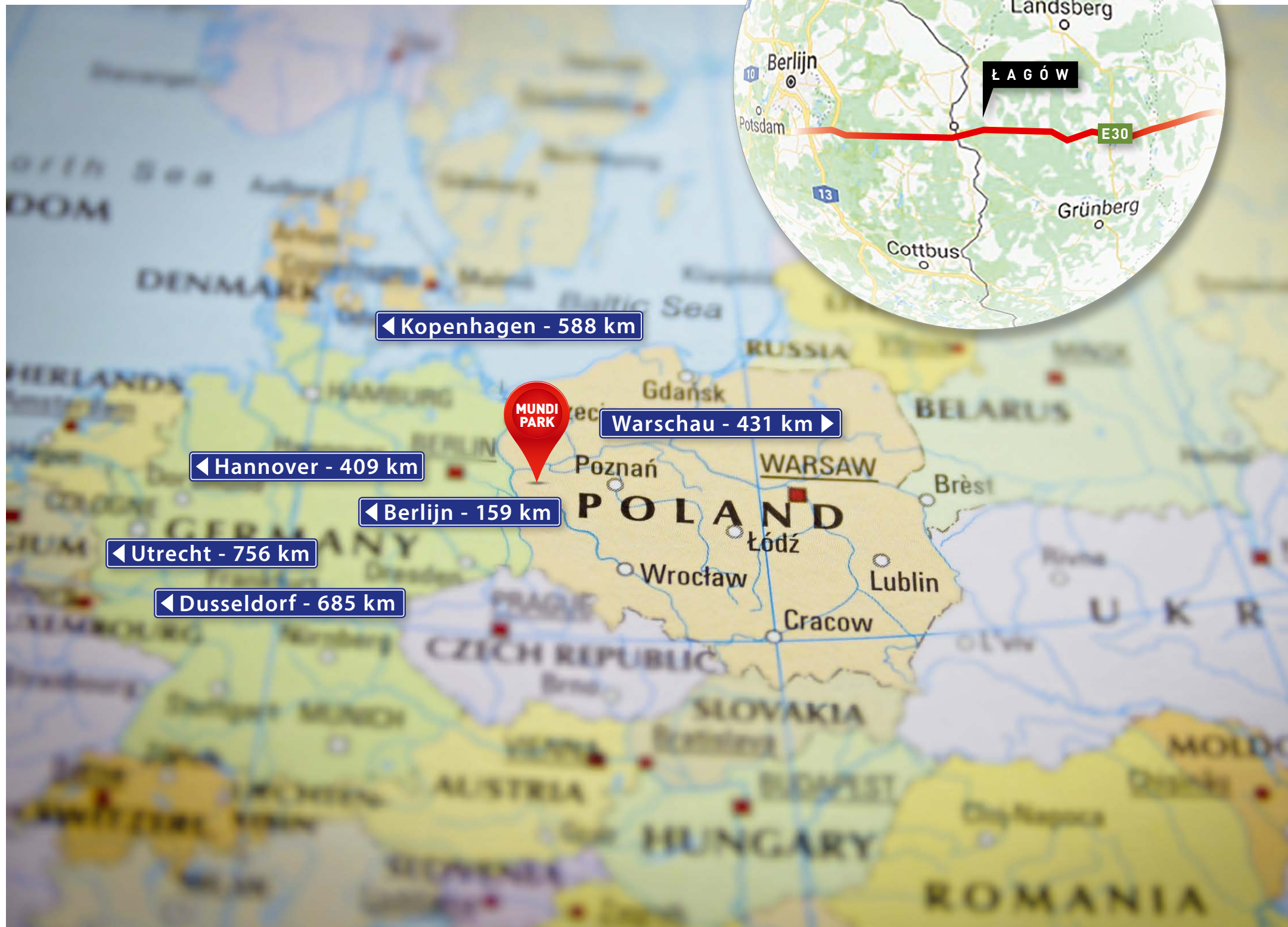
We have worked on creating a solid base for a solid future right from the start.

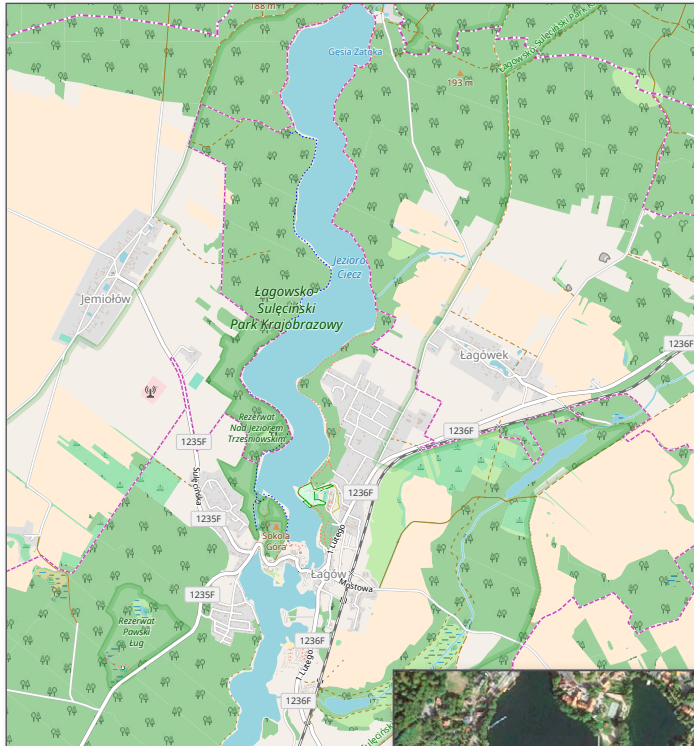


MUNDI PARK IS READY FOR THE FUTURE

Both the resort and the organisation have the right tools to anticipate the growing interest in spending leisure time
in the beautiful Polish countryside.

Enjoy life to the fullest!





Mundi Park is more than 4 hectares in size and is situated on the banks of beautiful lake Lagowski. It comprises a number of bungalows and apartments, a restaurant and a reception building.

Each bungalow has its own outdoor fireplace/BBQ facility. There is plenty of parking available on the premises, although, besides loading and unloading, parking at the bungalows is discouraged. The overall state of repair and the infrastructural facilities are excellent; the entire area looks well-kept and inviting.

With its own beach, jetties and a fantastic restaurant, it is an ideal location for a wide audience. The immediate surroundings offer excellent opportunities for expansion and growth.



Current situation



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ŁAGÓW, POLEN



Mundi Park. A resort with a sunny outlook.

For sale: 4 Ha resort with holiday homes by a recreational lake.

The property consists of a well-maintained resort of approx. 4 ha with bungalows, villas and apartments. Legally sound, solid management and rental organisation; relevant rental contracts have been actualised and are up to date. The park regulations are in accordance with the current ownership.


S U M M A R Y

The resort is fully operational, situated by a natural lake, and has its own beach with a swimming and a mooring jetty. There is an excellent restaurant on the premises.

The sale comprises the plot of the current resort, including the existing infrastructure, beach and jetties, all service buildings and part of the existing holiday homes. "Home owners" own their relevant plot. The right of way of the apartments is laid down in the purchase contract. There is a right to use the roads and paths required to access and use the beach.

The project stands out thanks to its excellent legal organisation, the exceptional state of repair, the solid park management and the superb growth and expansion opportunities. The purchase price optionally includes the purchase of all relevant entities. Including potential tax-deductible losses.



A close-up, low-angle shot of a person's hand holding a fishing rod. The hand is positioned on the right side of the frame, gripping the handle of a spinning reel. The reel is black with gold-colored accents and is mounted on the rod. The rod extends from the hand towards the left, with several guides visible. The background is a scenic view of a lake at sunrise. The sun is low on the horizon, creating a warm, golden glow that reflects on the water. The sky is filled with soft, white clouds. In the distance, a line of evergreen trees is visible on the opposite shore. The overall atmosphere is peaceful and serene.

06.00 HRS SATURDAY MORNING



- Mundi Park sp and Mundi Recra sp are fully owned by MBA sp.
- The Park is managed by Mundi Park sp.
- The park is more than 4 ha in size and comprises 57 bungalows (including three trios), 14 apartments and service buildings such as a restaurant, reception building, minigolf building, beach and jetty/jetties.
- "home owners" own their relevant plot.
- right of way has been laid down in the purchase contract.

IMPORTANT TO KNOW

Indicative sale price: € 3,000,000.00 plus transaction costs. Sale price excludes VAT.

THE PACKAGE COMPRISES:

- the infrastructure of roads and facilities
- beach and jetty/jetties
- 27 fully furnished bungalows (incl. one trio and one villa) *
- apartment complex (14 apartments)
- restaurant with outbuildings
- reception building and minigolf building

**it may also be possible to acquire 8 bungalows from the current owners.*



Teambuilding

MORE INFORMATION:

The object is well documented; we will be happy to show the relevant documentation to anyone seriously interested in purchasing it.

Jansen & Vastgoed

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15.30 HRS WEDNESDAY AFTERNOON

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FOR SALE



MORE INFORMATION

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n.b.: we put this documentation and information together for you with the utmost of care. However, no rights can be derived from it.