



## LAND PLOT TESANJ

<b>Land plot</b>	Land plot in Tesanj
<b>Location/Municipality</b>	Municipality of Tesanj The land is located in a rural area, surrounded by nature, providing a tranquil environment. Potential for constructing various facilities, particularly suitable for projects like resorts, hotels, or private resorts. Distance from urban areas provides a sense of privacy and exclusivity. Access to main roads allows easy entry to the land.
<b>Ownership</b>	Private
<b>Purpose of the land</b>	Land use may vary, and the following options are currently under consideration: <ul style="list-style-type: none"> <li>- Agricultural Use: Utilizing the land for agricultural activities, such as cultivated fields, orchards, or vineyards.</li> <li>- Recreational Use: Land used for recreational purposes, including parks, sports fields, or other recreational facilities.</li> <li>- Touristic Use: Construction of buildings or spaces intended for tourist activities, such as hotels, resorts, or tourist complexes.</li> <li>- Green Use: Land left in its natural state or preserved as green space.</li> </ul> Ideal space for those seeking a retreat from urban hustle, with potential for tourist destination development. All necessary documentation and permits are in order, facilitating the planning and construction process.
<b>Regulatory Plan</b>	All necessary documents and papers related to the regulatory plan for the mentioned land are in order and available. These documents have already

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	<p>been aligned with local regulations, including urban guidelines, height and volume restrictions for buildings, infrastructure access, and land zoning. If there is additional information you would like to receive or additional steps to be taken, please feel free to specify for a comprehensive response.</p>	
<b>Surface (m<sup>2</sup>)</b>	The land area is 63 000 square meters.	
<b>Infrastructure</b>	Road connection	Yes
	Electricity	Yes
	Water	Yes
	Gas	Yes
	Phone & Internet	Yes
	Sewage	Yes
<b>Selling</b>	Price 23,81 EUR /m <sup>2</sup>	
<b>Leasing</b>	<p>Yes</p> <p>The leasing price of the land depends on the duration of the leasing agreement. To determine the minimum monthly installment, various factors need to be considered, including the total value of the land, the desired leasing period, and the terms of the agreement. To accurately determine the minimum monthly installment, we suggest further consultations to better understand your specific requirements and conditions.</p>	
<b>Supporting information available</b>	<p>For additional information about this land plot, please contact FIPA either by e-mail: <a href="mailto:fipa@fipa.gov.ba">fipa@fipa.gov.ba</a> or phone number: +38733278 080</p>	