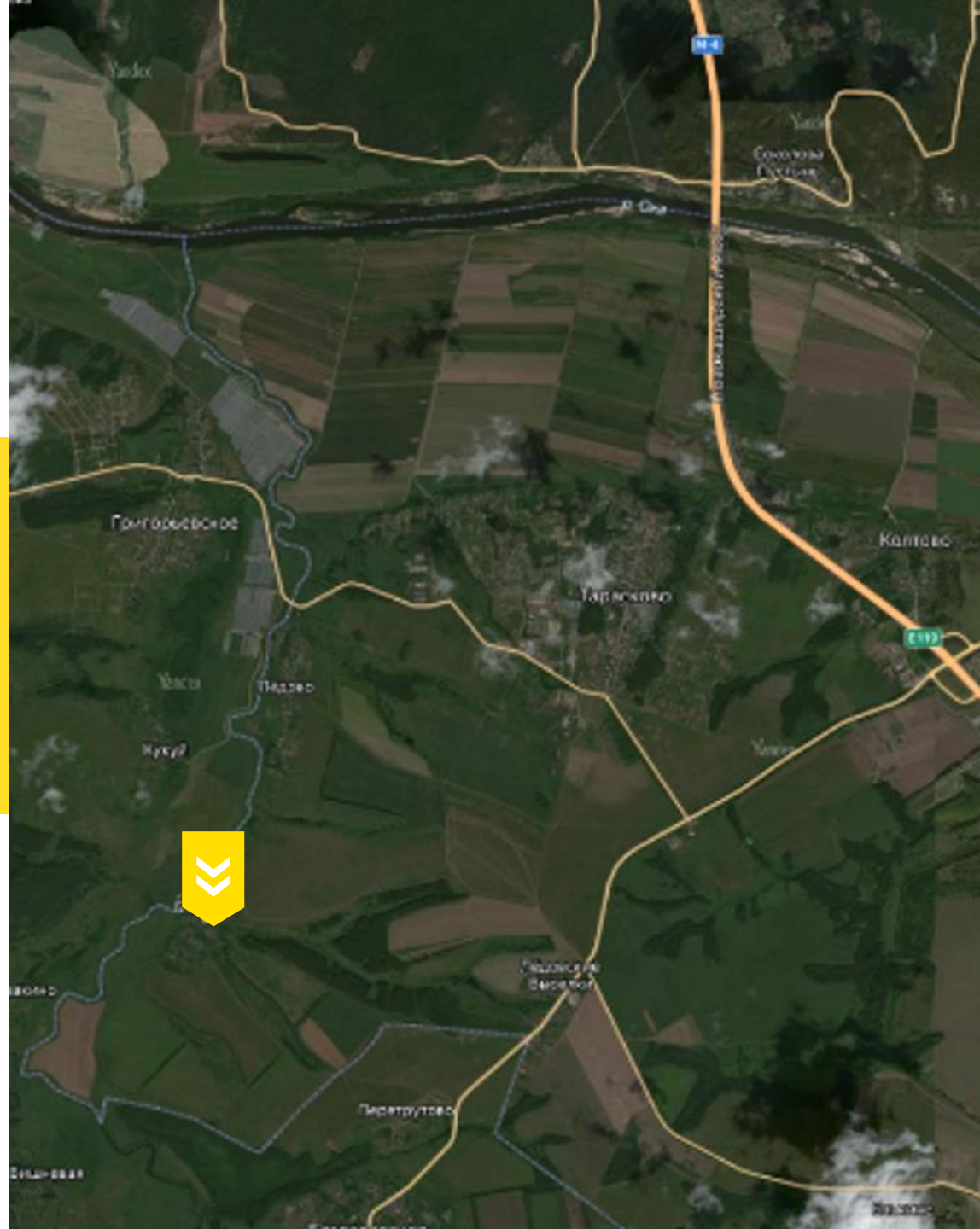


FOR SALE

464 hectares of land in the Moscow region

OFFER YOUR PRICE!



1. Characteristics of the object location

The object represents **undeveloped land plots with a total area of 464.27 hectares**



Comfortable transport accessibility by private car from Moscow and Kashira: 2 hours from the center of Moscow along the M-4 highway; 20 min from Kashira



Natural surroundings, near the Oka River, few buildings, excellent views from the territory: the object is surrounded by agricultural areas, green areas, individual residential buildings and forest lands. The Oka River flows 7 km from the property, the Besputa River adjoins the territory.



Object location



Potentially low competition - a small number of cottage settlements with a single concept, well-thought-out infrastructure and in a high price segment in the nearest influence zone of the territory, it is possible to occupy a free niche of cottage settlements in a higher price category (in the nearest 30-minute availability zone - 6 cottage settlements of economy and comfort class)



The depth of the territory into the natural landscape and remoteness from the main road can be used for positioning and the possible inclusion of recreational and recreational facilities in the concept.



Property composition of the object

No.	Cadastral Number	Area, sq.m
1	50:37:0010104:10	1 350 000
2	50:37:0010104:11	803 400
3	50:37:0010104:1	2 465 100
4	50:37:0010104:13	24 200
Total Area		4 642 700



**Large territory,
it is possible to implement a complex
well-thought-out project**

The object is located on the territory of the Blagovo village, urban district of Kashira, Moscow region, on the border with the Yasnogorsk district of the Tula region.

According to the data of the public cadastral map, land plots are intended for residential development objects for complex housing construction.

Entry to the sites is carried out either through the territory of the village of Peretrutovo, or through the village of Ledovskie Vyselki, along dirt roads.



Cadastral plots of the object (highlighted in blue)

The plots are generally flat, with little greenspace. There is a height difference of at least 20 meters, and there is also a ravine in the middle of the territory.

In the village of Blagovo, adjacent to the plots, there are about 25 residential buildings, they are mainly designed for summer residence.

The territory is characterized by picturesque landscapes due to the low built-up environment and the presence of natural areas.

According to the Rules of Land Use and Development in the urban district of Kashira, a KURT (integrated sustainable development of the territory) zone has been established for all land plots belonging to the facility.



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