



BUILDING PLOTS BY THE LAKE — DIRECTLY FROM THE OWNER

Your lakefront plot at Lake Soldin

Kruszwini · Myślibórz municipality, West Pomerania — natural lakeside setting, ~2 hours from Berlin.

from €29,960 incl. 23% VAT	749–877 m² 4 plots available	~2 hrs from Berlin	0 % agent commission
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SITE PLAN — THE SIX PLOTS



View as on soldineree.de — real aerial photo, numbers = table below.

PURCHASE COSTS — LEAN

No transaction tax (PCC waived), only ~1.5% notary/court, 0% agent. Example No. 4: €39,465 + €592 = **€40,057** total.

OWNERSHIP IN 3 STEPS

1) Inquiry & viewing → 2) Reservation & notary → 3) Land register & ready to build (WZ in place).

PRICES & AVAILABILITY

No.	Parcel	Size	Feature	Price	€/m ²	Status
1	111/66	749 m ²	Electricity & water connection	€29,960	40	Available
2	111/67	752 m ²	—	—	—	Sold
3	111/69	873 m ²	Corner plot	€39,285	45	Available
4	111/70	877 m ²	Great lake view	€39,465	45	Available
5	111/71	876 m ²	Best lake view	€43,800	50	Available
6	111/72	878 m ²	By the forest edge	€43,900	50	Reserved

All prices are final prices incl. 23% Polish VAT; no transaction tax (PCC) applies. Prices subject to change; the notarial purchase contract is binding. As of June 2026.

WHAT YOU MAY BUILD HERE

per WZ building decision (Warunki Zabudowy)

Use	Detached single-family house (area approved for 6 houses)
Storeys	Ground floor + finished attic
Height	max. 9.0 m to ridge
Facade	Height 2.5–4.5 m · width ~16 m (±20%)
Roof	Gable roof, pitch 20°–45°
Buildable	up to 23% of the area (≈ 170–200 m ² footprint)
Setback	5–6 m from the boundary (mandatory)
Garage	may be integrated into the building
Servicing	Electricity + water provided · wastewater: soakaway per house

Advantage: the WZ is already in place.

The building application can be filed directly — no lengthy zoning-plan procedure.

Source: WZ decision ref. IPP.6730.86.2021.GK, parcel 111/63 → No. 1–6. The official decision is authoritative.

Interested? Let's talk.

Personally and without obligation, in English or German — usually a reply within 24 hours.

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