

İlan No:f-323145-519

Prime Corner Plot for Sale in Düzce, Turkey! Build up to 9 Apartments with a 3-Story Permit Düzce / Merkez

For Sale - Construction Permit Land 5,200,000 TL | 771 m2 Düzce / Merkez



Housing Status : Yes
Change/ Exchange with Flat : No
Barter : No
Available to Bank Credit : Yes
Permitted Floor Number : 3
Municipality Name : Düzce
Max Building Height : 9.50
Kaks : 1.30
Taks : 0.40
Gabari : 9.50
Meter Square Unit Price : 6745 TL
For Sale Term : No
Title Deed - Area No : 0
Title Deed - Parcel No : 916



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- * Location : City View, Close to Public Transportation,
- * Infrastructure : Natural Gas, Power Line, Sewer system, Plotted, Waterline, Road Opened, In lots,

Prime Corner Plot for Sale in Düzce, Turkey! Build up to 9 Apartments with a 3-Story Permit This premium corner plot features frontage on two separate roads and is situated in Çamköy, one of Düzce's most rapidly appreciating districts. Spanning 771 m², this land is ideally suited for both professional residential development and long-term investment. Strategic Location and Transportation Main Road Proximity: Located only 150 meters from the Düzce-Akçakoca highway. Central Access: Situated 5 km from Düzce City Center and 5 km from Düzce University. Proximity to Education: Positioned directly in front of Fatma Gösterişli Primary and Middle School, providing a significant advantage for family-oriented residential projects and high rental demand. Technical Specifications and Construction Potential The plot offers a high construction efficiency with a 40% footprint allowance: Total Area: 771 m² Zoning Status: 3-Story Residential Zoning Footprint (TAKS): 0.40 Floor Area Ratio (KAKS): 1.30 Maximum Building Height: 9.50 m Project Capacity: Suitable for 9 spacious 3+1 apartments or 12 compact 2+1 units. Infrastructure and Market Environment Ready for Construction: Full infrastructure is available, including road access, electricity, water, natural gas, and sewage systems. Developing Area: The region is host to numerous new-generation villa and modern housing projects, reflecting high urban growth. Value Appreciation: Its strategic position on the Akçakoca route ensures high potential for future value increase. Our company is officially authorized under the Real Estate Trade Authorization Certificate. We provide a secure and transparent sales process for all parties. Contact Information: O. Murat Öztürk Gsm: +90 532 331 1274*

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