

2026

INVESTMENT OFFER

Lubowo

Borne Sulinowo Commune
Drawsko County

AREA

10,8448 ha

PRICE

3,400,000 PLN

price negotiable



LUBOWO LAKE ESTATE

Land for direct sale Drawskie Lake District

10,8 ha with its own shoreline



NATURE
AND PRIVACY



DEVELOPMENT
POTENTIAL



1370 m OF
SHORELINE

DRAWSKIE LAKE DISTRICT

A LAND OF NATURE, TRANQUILITY
AND UNLIMITED POSSIBILITIES



Drawskie Lake District is one of the most beautiful and cleanest regions in Poland. Vast forests, crystal-clear lakes, picturesque hills and unspoiled nature create the perfect conditions for living, relaxing, vacationing and investing.

It is a place where nature meets peace, and everyday life slows down. Perfect for those seeking harmony, privacy and closeness to nature – with easy access to local attractions, yet far enough from the hustle and bustle of the city.



A region with a favorable climate, abundant flora and fauna, and clean water, which confirms the high level of nature protection in the **Drawa Landscape Park** and **Natura 2000** areas.



WHY IS IT WORTH IT?



Pure nature

Forests, lakes and fresh air every day.



Active recreation

Sailing, cycling, hiking, kayaking and water sports.



Unique landscapes

Picturesque views in every season.



Great location

Peace and tranquility with convenient access to larger cities.

LUBOWO SURROUNDINGS

A UNIQUE LOCATION IN THE HEART OF THE DRAWSKIE LAKE DISTRICT

Lubowo is a charming town in the Borne Sulinowo Commune, surrounded by forests and lakes. Its location near Lubicko Wielkie Lake provides breathtaking views, access to pristine waters and a wide range of activities all year round in harmony **with nature**.

The region offers peace, clean air and rich recreational and tourism infrastructure. Within a short distance, you will find numerous attractions, including larger towns, shops, schools and service facilities, making it an ideal place to live, relax and invest.



Lubicko Wielkie Lake

> 0 m



Borne Sulinowo

> 12 km



School
in Borne Sulinowo

> 12 km



Store

> 2,5 km



Szczecinek

> 35 km

INVESTMENT POTENTIAL



Dynamic regional growth

Increasing interest in tourism and investment in the Drawskie Lake District.



Attractive location

Proximity to lakes, forests and recreational areas enhances real estate value.



Pristine environment

Natural surroundings promote health, relaxation and a peaceful lifestyle.



Development prospects

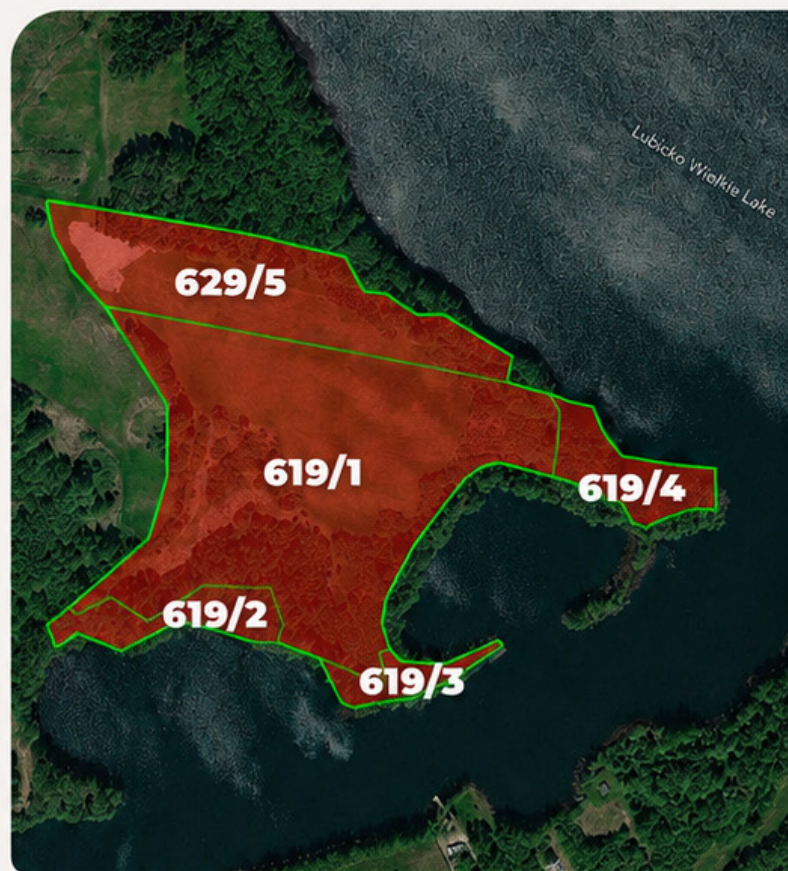
An ideal place for residential, recreational or commercial development.



PROPERTY INFORMATION

DETAILS OF THE SALES OFFER

An attractive complex of plots located directly on Lubicko Wielkie Lake in the town of Łubowo, Borne Sulinowo Commune, in the heart of the Drawskie Lake District. Ideal for investment, housing development, agrotourism or a private residence.



AREA

10,8448 ha
(108 448 m²)



LOCATION

Łubowo, Borne
Sulinowo Commune,
Drawsko County,
West Pomeranian
Voivodeship



LAND TYPE

Agricultural and residential
land (R, Ł, Ps, Ls) with the
possibility of housing
development



SHORELINE

approx. 1,370 m
of direct shoreline
on Lubicko Wielkie
Lake



ACCESS

Direct access from
a public road
(commune)



UTILITIES

- Electricity – approx. 700 m
- Water – approx. 400 m
- Fiber optic internet
available nearby



PRICE

3 400 000 PLN
price negotiable



LEGAL STATUS

- Full ownership
- Land and mortgage register with no encumbrances
- Ready for sale

PLOT SUMMARY

619/1

Main plot,
open area,
residential potential
6,44 ha

629/5

Open area,
meadow
2,73 ha

619/2

Forest area
0,61 ha

619/3

Peninsula and
shoreline
0,40 ha

619/4

Area by the water
0,66 ha



A unique property with huge investment potential
in one of the most beautiful lake districts in Poland.

*A place that inspires.
An investment that pays off.*

PLOT STRUCTURE

PLOT NUMBERS AND FUNCTIONS

The property consists of 5 plots with a total area of **10,8448 ha**, located directly on Lubicko Wielkie Lake.

619/1

MAIN PLOT

Open area, agricultural land.
Planned for residential development
in the central part of the plot.

629/5

OPEN AREA

Meadows, pastures.
Ideal for housing development
and recreation.

619/2

FOREST AREA

Predominantly mixed woodland
and deciduous trees.

619/3

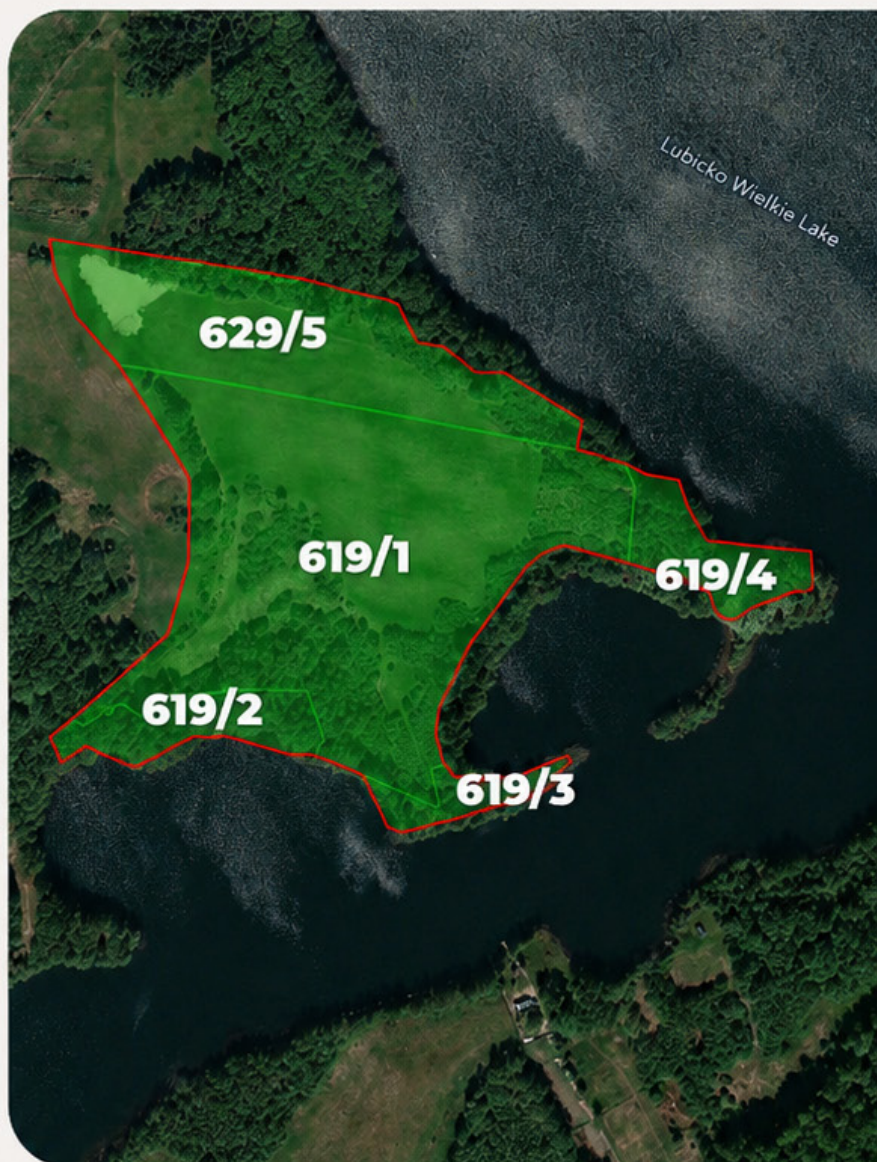
PENINSULA AND SHORELINE

Picturesque peninsula with
direct shoreline access.

619/4

AREA BY THE WATER

Narrow strip of land by the lake
– a natural boundary with the water.



STRUCTURE SUMMARY



NUMBER OF PLOTS

5

TOTAL AREA

10,8448 ha

SHORELINE

approx. 1,370 m
of direct shoreline



LAND TYPE

agricultural,
meadows, forests



DESIGNATION

residential development,
agrotourism, recreation,
investment



The plots create a cohesive complex in a unique location
directly on the lake, with great investment potential.

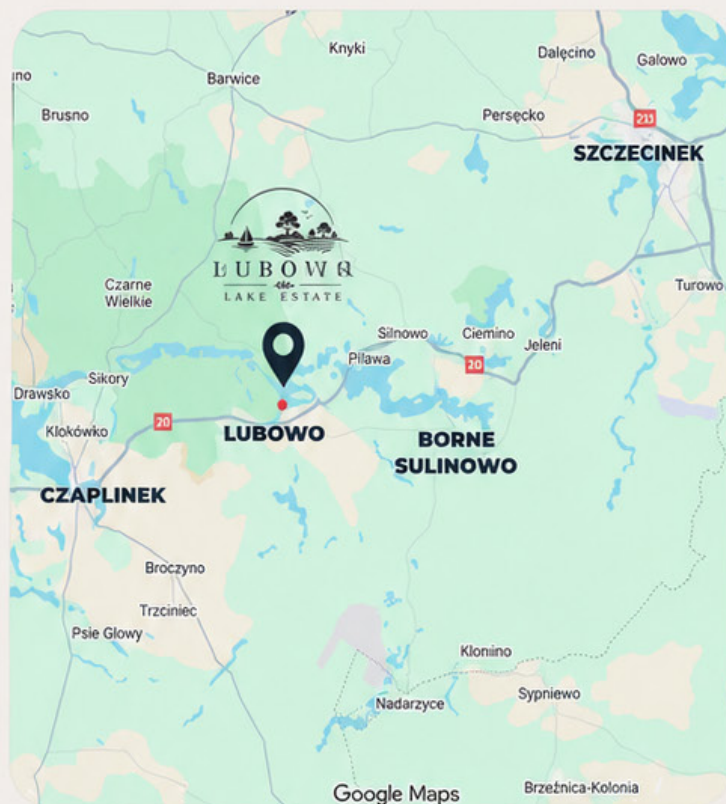
*A unique place that combines nature,
tranquility and endless possibilities.*

CLOSE TO NATURE, CLOSE TO PEOPLE

PERFECT LOCATION
WITH GREAT DEVELOPMENT POTENTIAL



Lubowo Lake Estate is located in the heart of the Drawskie Lake District, in the Złocieniec Commune, West Pomeranian Voivodeship. It is a place where peace, nature and space come together with easy access to essential infrastructure.



GOOD ACCESS

Easy access via national road No. 20 and voivodeship road No. 177.



CLOSE TO TOWNS

Czaplinek – 12 km, Borne Sulinowo – 11 km, Szczecinek – 32 km, Drawsko Pomorskie – 42 km.



ESSENTIAL INFRASTRUCTURE

In the nearby area you will find shops, schools, healthcare facilities and other service points.



RECREATION ON YOUR DOORSTEP

Lakes, forests, hiking and cycling trails – ideal conditions for active leisure and relaxation.



Lubowo Lake Estate combines peace and privacy with the convenience of everyday life. It is the perfect place for both living and investing – surrounded by nature, and at the same time within easy reach of everything that matters.



1370 METERS

OF PRIVATE SHORELINE



One of the biggest advantages of Lubowo Lake Estate is its shoreline along Lubicko Wielkie Lake with a total length of 1,370 meters.

It provides unlimited possibilities – from creating a private beach and relaxation area, to building a marina or implementing recreational and tourism investments in a unique location.

THE SHORELINE OFFERS:



ACCESS TO CLEAN
WATER AND NATURE



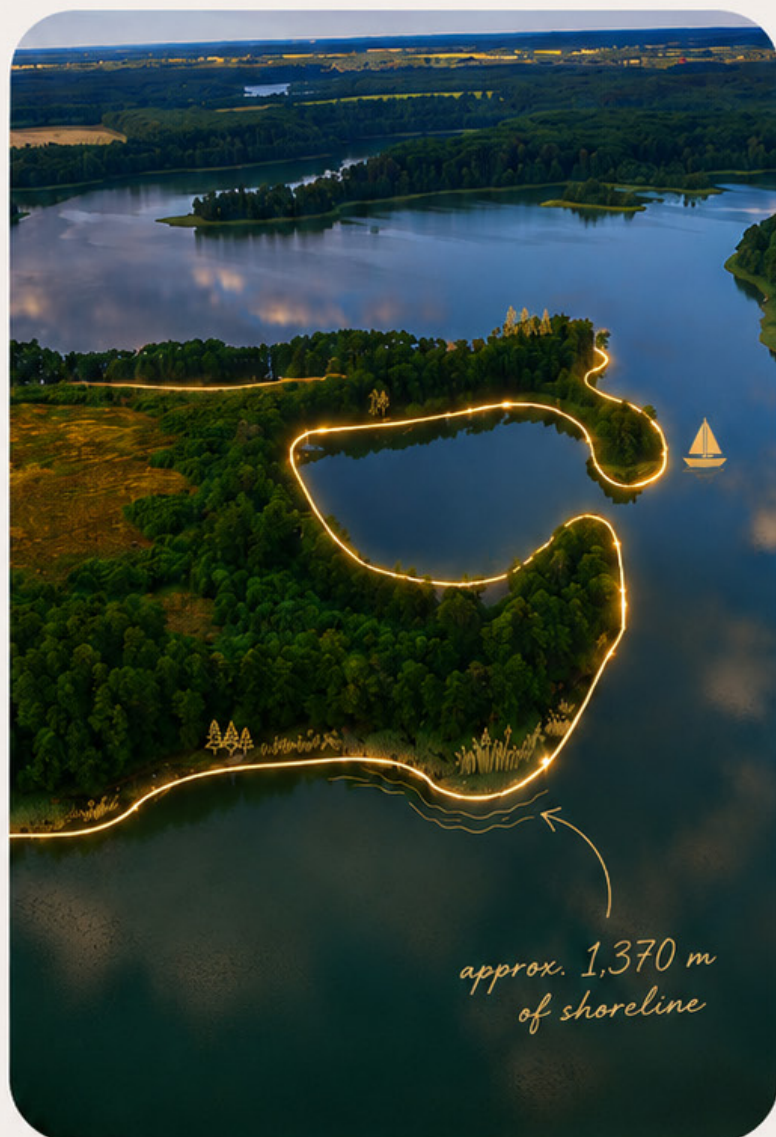
POSSIBILITY TO BUILD
A PRIVATE MARINA



PRIVATE RELAXATION
AREA



INCREASE IN PROPERTY
VALUE



FULL FREEDOM OF SHORELINE DEVELOPMENT



PIERS AND MARINA
private marina



WATER SPORTS
sailing, kayaking,
motor boating



NATURE AND RELAXATION
walking, swimming,
peace and quiet



RECREATION AREA
beach, sunbathing
and relaxation



RECREATIONAL
DEVELOPMENT
weekend houses,
guest houses



HARMONY
WITH NATURE
preserving the natural
character of the area



The private shoreline with a length of 1,370 meters provides direct access to Lubicko Wielkie Lake.

PRIVACY. NATURE. PRESTIGE.



The peninsula and natural shoreline ensure unparalleled climate, privacy and great investment potential.



DEVELOPMENT POTENTIAL

SPACE FOR YOUR VISION



The diversified nature of the area and its large size offer a wide range of development opportunities – from a private residence to a commercial tourism or eco-friendly investment.

Lubowo Lake Estate is the perfect place to create something truly exceptional and long-lasting.



POSSIBLE DEVELOPMENT DIRECTIONS



PRIVATE RESIDENCE

A unique property by the lake with its own shoreline, ensuring peace and privacy as well as comfort of life.



EQUESTRIAN FACILITY

Spacious areas, meadows and paddocks create ideal conditions for breeding horses and equestrian recreation.



AGRITOURISM

Opportunity to create an agritourism business with accommodation, a relaxation zone and attractions for guests.



GLAMPING / CAMPING

The natural surroundings and proximity to the lake provide an excellent location for a glamping or camping site.



PRIVATE MARINA

Own pier, moorings and water access – ideal conditions for water sports and sailing.



RETREAT / WELLNESS

A place for rest and relaxation, in harmony with nature, perfect for retreats and relaxation stays.



CONFERENCE CENTER

An exceptional location for business meetings, training sessions and events.



ECOLOGICAL INVESTMENT

Space for eco-friendly projects in line with the areas natural character.



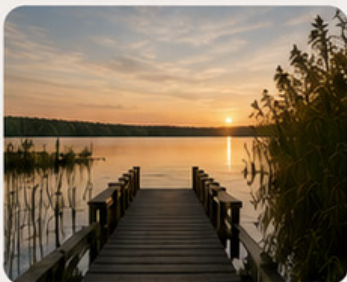
HOUSING ESTATE

A possibility to divide the plot into residential lots with access to the lake.



VIEWPOINT

Natural elevation offering the potential to create unique viewpoints.



LAND ADVANTAGES

- ✓ Large area and diverse landscape
- ✓ Own lake shoreline
- ✓ Meadows, pastures, forests
- ✓ Possibility for many functions
- ✓ A place with potential for years to come



It's not just land.

It's a space where you can realize your vision and create a place with a soul – for yourself and future generations.

“The best investments are the ones that have nature in their DNA.”



TOPOGRAPHY AND LAND FORMATION

NATURAL FEATURES THAT CREATE VALUE



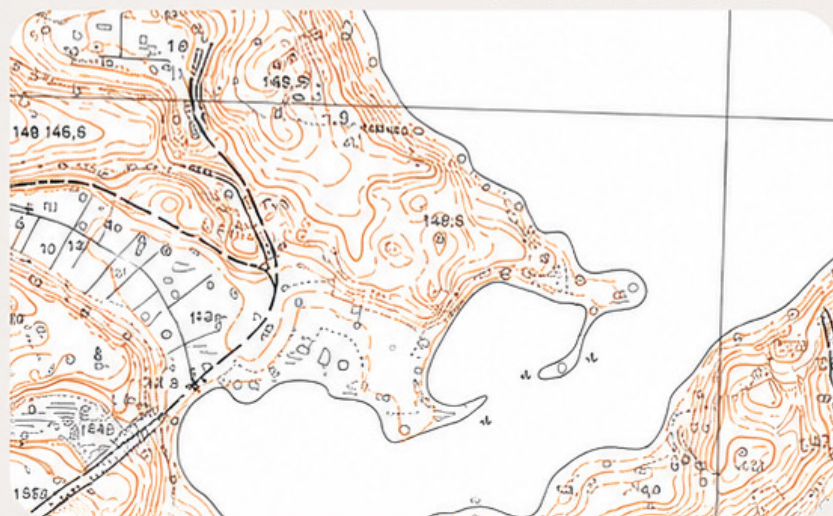
Understanding the land formation, semi-hill character and natural elevation differences ensures beautiful views of the lake and a sense of privacy, as well as excellent climate conditions.

Geographic and LiDAR analysis confirms the natural investment potential – ideal conditions for residential development, recreational and tourism infrastructure in harmony with surrounding nature.



WHY IS THE LAND FORMATION IMPORTANT?

- ✓ Natural protection from wind
- ✓ Beautiful views of the lake
- ✓ Ideal conditions for ecological and premium projects
- ✓ Possibility of multi-level construction and infrastructure
- ✓ Unique landscape that increases investment value



LiDAR TERRAIN ANALYSIS



NATURAL ELEVATION

High points with panoramic views of the lake and surrounding forests.



PRIVACY

The land formation ensures privacy and lack of direct neighborhood.



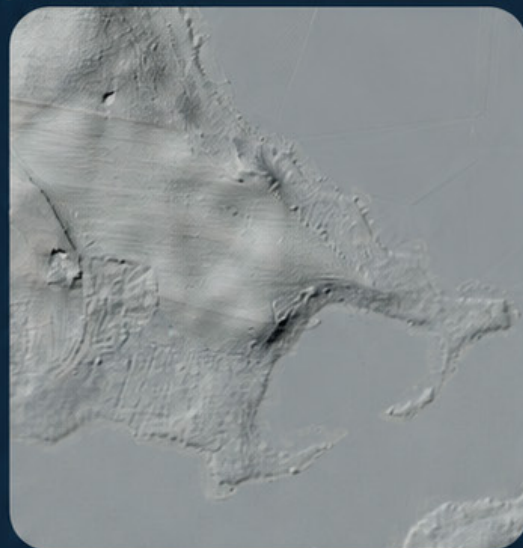
ACCESS TO WATER

Gentle slopes and natural coves enable the construction of piers and marinas.



DIVERSITY

A combination of open areas, hills and forests creates a unique landscape.



PLACE HISTORY

HERITAGE THAT BUILDS PRESTIGE



Lubowo Lake Estate is a place with rich history, visible in historical maps and archives.

The traces of the past create a unique landscape with preserved character.

The history of the place defines its character, and character creates value.



NATURE CREATES, PEOPLE CAN DEVELOP.

Combining a unique location, history and nature opens up unlimited investment opportunities.



SAFE INVESTMENT

A unique location and limited supply of such land.



INCREASE IN VALUE

An investment in an area that is becoming more and more sought after.



HARMONY WITH NATURE

Sustainable development and preservation of natural features.



INVESTMENT VISION

CREATE SOMETHING
EXTRAORDINARY



Lubowo Lake Estate is more than
just a piece of land.

It's a place where you can build
your private residence, an exclusive resort
or a place with a soul – a space
that you can create from scratch.

Here, nature meets opportunity,
and opportunities become value.



EXAMPLES OF INVESTMENT OPPORTUNITIES



PRIVATE RESIDENCE

Create your dream home
with private access
to the lake.



EQUESTRIAN FACILITY

Ideal conditions for building
stables – spacious areas,
meadows and peace
and quiet.



RESORT / BOUTIQUE HOTEL

A luxury boutique resort
in a unique natural setting –
perfect for relaxation
and events.



GLAMPING / CAMPING

Natural luxury and proximity
to nature – a modern
glamping site in a unique
location.



RETREAT & WELLNESS

A place for regeneration
of body and mind – spa
in harmony with nature.



KEY INVESTMENT ADVANTAGES



Private shoreline – limited supply of properties.



Growing regional interest – increase in property value.



Natural environment – attractive for tourism and premium living.



Privacy and safety – ideal conditions for demanding investors.



Excellent accessibility – good access,
close to larger cities and infrastructure.

“

Don't just buy land.
Invest in the future,
peace and value
that grow over time.



MEDIA AND ACCESS

THE BASIS OF EVERY INVESTMENT



The area of Lubowo Lake Estate has access to essential utilities in close proximity and convenient access to a public road.



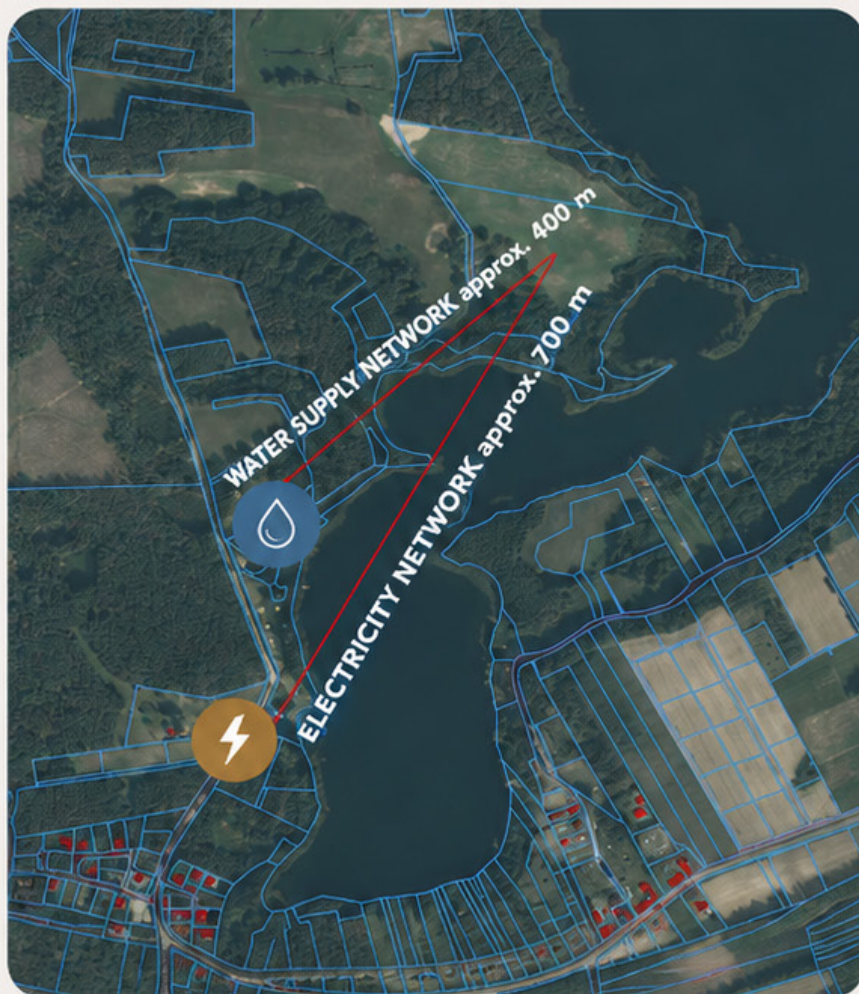
WATER SUPPLY NETWORK
approx. **400 m**

The nearest water supply network is located within approx. 400 m from the property boundary.



ELECTRICITY NETWORK
approx. **700 m**

The nearest electricity network connection point is located within approx. 700 m from the property boundary.



ACCESS AND COMMUNICATION



ACCESS ROAD

Direct access to a public road No. 20 – convenient access all year round.



CLOSE TO TOWNS

Quick access to Złocień, Drawsko Pomorskie and other major regional centers.



INFRASTRUCTURE IN THE AREA

Nearby you will find shops, schools, healthcare facilities and other service points.



TELECOMMUNICATIONS COVERAGE

Access to telecommunication networks – possibility of connecting to the internet and TV.



READY FOR DEVELOPMENT

Close proximity of media and convenient access create ideal conditions for implementing your investment – both private and commercial.



WATER SUPPLY NETWORK
approx. 400 m



ELECTRICITY NETWORK
approx. 700 m



ACCESS ROAD
PUBLIC ROAD NO. 20



LEGAL STATUS

CERTAINTY, TRANSPARENCY, SECURITY



Lubowo Lake Estate is a fully regulated property with a clear legal status.

All plots are privately owned and free from any encumbrances or legal restrictions.

Ready for sale. Ready for implementing your plans.



LIST OF PLOTS

PLOT NO.	AREA (HA)	LAND AND MORTGAGE REGISTER
619/1	6.44 ha	KO11/000*****/1
619/2	0.61 ha	KO11/000*****/6
619/3	0.40 ha	KO11/000*****/6
619/4	0.66 ha	KO11/000*****/6
629/5	2.73 ha	KO11/000*****/1

TOTAL 10.8448 ha

LAND AND MORTGAGE REGISTERS

LAND AND MORTGAGE
REGISTER NO. 1
KO11/000*****/1

plots included:
619/1; 629/5

total area:
9.17 ha

LAND AND MORTGAGE
REGISTER NO. 2
KO11/000*****/6

plots included:
619/2; 619/3; 619/4

total area:
1.67 ha

*Land and mortgage register numbers have been partially masked for the privacy of the interested parties.

BASIC LEGAL INFORMATION



OWNERSHIP

Full ownership by natural persons. Land and mortgage registers free of encumbrances.



DESIGNATION

The area is covered by the Local Spatial Development Plan. Designated for leisure and recreational use.



DOCUMENTATION

Complete set of geological and legal documents available for review.



NO ENCUMBRANCES

No mortgages, liens, claims, or other legal burdens from third parties.



TRANSACTION

Direct sale. No intermediaries. Full support at every stage.



FULL TRANSACTION READINESS

Real estate available immediately. Secure legal status, clear documentation, full transparency.

“ Invest with confidence.
Buy safely.
Build with certainty.



LUBOWO LAKE ESTATE

A UNIQUE PROPERTY WITH A FUTURE

Where nature, privacy and investment potential come together in one of the most beautiful lake regions in Poland. Create your own story – a private or commercial one.



NATURE
AND PRIVACY



UNIQUE LOCATION
AND POTENTIAL



SAFE
INVESTMENT



VALUE
FOR YEARS

OFFER PRICE

3,400,000 PLN

31.35 PLN/m²

“

*We don't just sell land.
We offer a place that can become
your legacy.*



CONTACT US
WE'RE HERE FOR YOU



+48 516 010 744



kontakt@lubowo-estate.pl



www.lubowo-estate.pl



Lubowo, Borne Sulinowo Municipality



SPACE.
NATURE.
POSSIBILITIES.
YOUR FUTURE.

Lubowo Lake Estate is a place with a soul and enormous potential. Invest in a unique location that offers more than just a plot of land – it offers perspective for the future.

We invite you to explore it.

