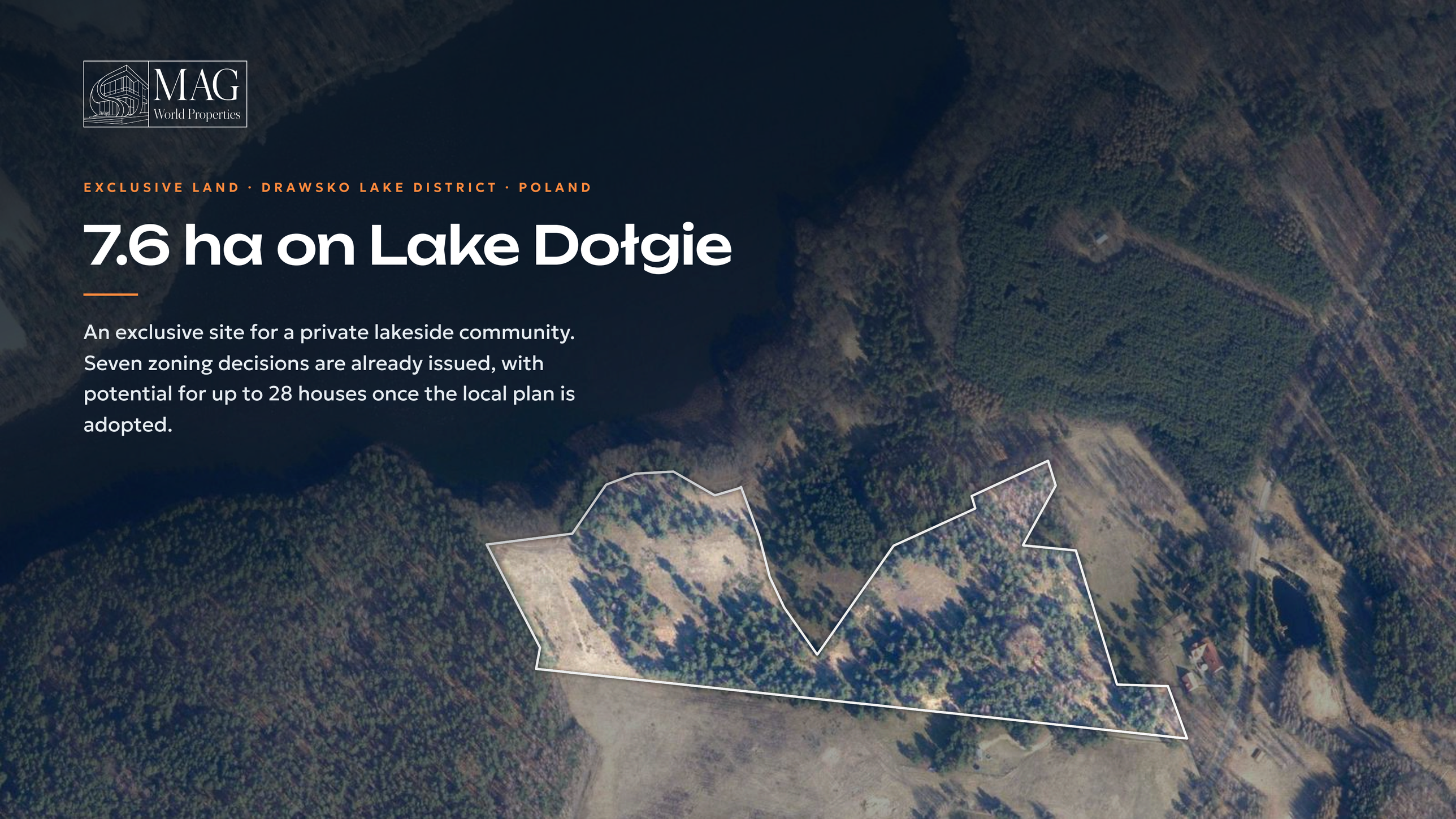
MAG World Properties

EXCLUSIVE LAND · DRAWSKO LAKE DISTRICT · POLAND

7.6 ha on Lake Dołgie

An exclusive site for a private lakeside community. Seven zoning decisions are already issued, with potential for up to 28 houses once the local plan is adopted.



The essentials in one minute

7.6 ha

one continuous estate, already subdivided in the land register

7

zoning decisions (WZ) issued for recreational houses

up to 28

houses in total: 7 under issued decisions and 21 more after the local plan

≈ 250 m

along the shore of Lake Dołgie

≈ 15 m

from the boundary to the water

38

ready plots: 28 of about 1,000 m^2 and 10 of about 3,000 m^2

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Between Berlin, Szczecin, Poznań and Gdańsk

North-west Poland, West Pomerania, municipality of Złocieniec.
A lake district within a single drive of four major cities.

Złocieniec	10 km
Drawsko Pomorskie	22 km
Kołobrzeg, Baltic Sea	91 km
Szczecin-Goleniów Airport	103 km
Szczecin	120 km
Poznań	185 km
Berlin	263 km
Gdańsk	287 km



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Lake Dołgie and the forest around it

A glacial ribbon lake in a narrow forest valley. About 2.3 km long and up to 8 m deep, with the river Kokna flowing through it.

- State forest (Lasy Państwowe) along the shore and at the boundary
- Pojezierze Drawskie protected landscape and the Natura 2000 site Ostoja Drawska
- Drawsko Landscape Park begins next door
- Rolling terrain with up to 18 m of height difference: pines, birches, clearings and views of the water

The estate from the air

- White line: the 7.6 ha boundary
- Orange: the 7 plots with a zoning decision
- About 15 m to the water: only a narrow strip of state forest lies between the estate and the lake
- Access by a municipal asphalt road; the last 100 m is a private section with legally settled access



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The land is already divided into plots

The land register shows 38 plots and internal roads. Nothing needs to be surveyed or divided again.

- Plots of about 1,000 m^2: 28
- Plots of about 3,000 m^2: 10
- Plots with a zoning decision: 7
- Internal roads

Zoning decisions are issued for plots 21/20, 21/21, 21/22, 21/23, 21/24, 21/25 and 21/36.



What can be built right now

7 houses

Zoning decisions (WZ) are issued for seven plots of 1,000-1,200 m^2 for recreational houses. You can design the houses and apply for building permits.

Electricity

Connection to the power grid is confirmed.

Access

A municipal asphalt road. The last 100 m is a private section with legally settled access.

Private road network

Internal roads are separate plots: the way to each house and down towards the lake runs over your own land.

PLAN OGÓLNY GMINY ZŁOCIENIEC · 37SN

What comes next: a leisure and tourism zone

On 26 August 2026 the municipality of Złocieniec adopted its general plan (plan ogólny). Most of the estate lies in zone 37SN: greenery and recreation.

up to 20%
building coverage

up to 10 m
building height

0.4
above-ground floor area ratio

min. 50%
green, biologically active area

Zone profile: landscaped greenery, beach, water. Additional profile: tourism, sport and recreation services.

The next step is the local plan (MPZP). It opens the remaining 21 plots for building: up to 28 houses in total.



7 + 21 = 28

Potential: up to 28 houses

All 28 plots of about 1,000 m² are already set out and lie in zone 37SN. Seven have zoning decisions, the other 21 await the local plan.

7

houses today

Zoning decisions are issued. You can design and apply for building permits.

+21

after the local plan

The plots are ready and the roads set out. Building is opened by the local plan (MPZP), adopted by the municipality.

28

houses in total

A small private leisure community with its own way to the lake.



Life by the lake: what to do here

Fishing

The lake starts about 15 metres from the boundary. You walk to your morning fishing spot.

On the water

Boat, SUP and kayak on a lake 2.3 km long. The Drawa kayak route runs nearby.

Sauna and wellness

Sauna, hot tub, massage and yoga in a clearing. Zone 37SN allows sport and recreation services, and the spa town of Połczyn-Zdrój is about 40 minutes away by car.

Hunting

The surrounding forests belong to the Złocieniec state forest district, which runs its own game management centre.

Cycling and forest

Forest roads start at the boundary. A 30 km asphalt cycle path on a former railway line links Złocieniec and Połczyn-Zdrój.

Silence

Mushrooms, berries, a campfire and a starry sky with no city lights. Only forest and water around you.

Why this estate is exclusive

1 Permits have become rare

Since 1 September 2026 new zoning decisions in the municipality are issued only in infill development areas (OUZ). That is 1.8% of its territory. Here seven decisions are already issued.

2 The shore stays natural

Only a strip of state forest lies between the estate and the water. Around it: protected landscape and Natura 2000.

3 The legal groundwork is done

Plots and roads are set out in the land register, access is settled and the grid connection is confirmed.

4 The purpose is written into the plan

Leisure and tourism zone 37SN is set by a local law adopted in 2026.



Three scenarios for the buyer



A

Family or club residence

Seven houses now and up to 28 in the future: a private community for family, friends and partners. The rest of the land stays your own park with forest and a way down to the lake.



B

Boutique rental retreat

Seven guest houses as phase one, up to 28 after the local plan. Sauna, wellness, fishing and hunting as a ready programme for guests.



C

Land asset

A whole lakeside estate with issued decisions and a clear zone in the general plan. You can build and sell in stages.








The estate today

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Next step

Estates like this rarely come to market. We will show it on site and send the documents: zoning decisions, plot map, terms of the deal.

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