

Plots on the Island of Big La Mouna - Canada, Nova Scotia

Location: southwest of Halifax, on Ponhook Lake

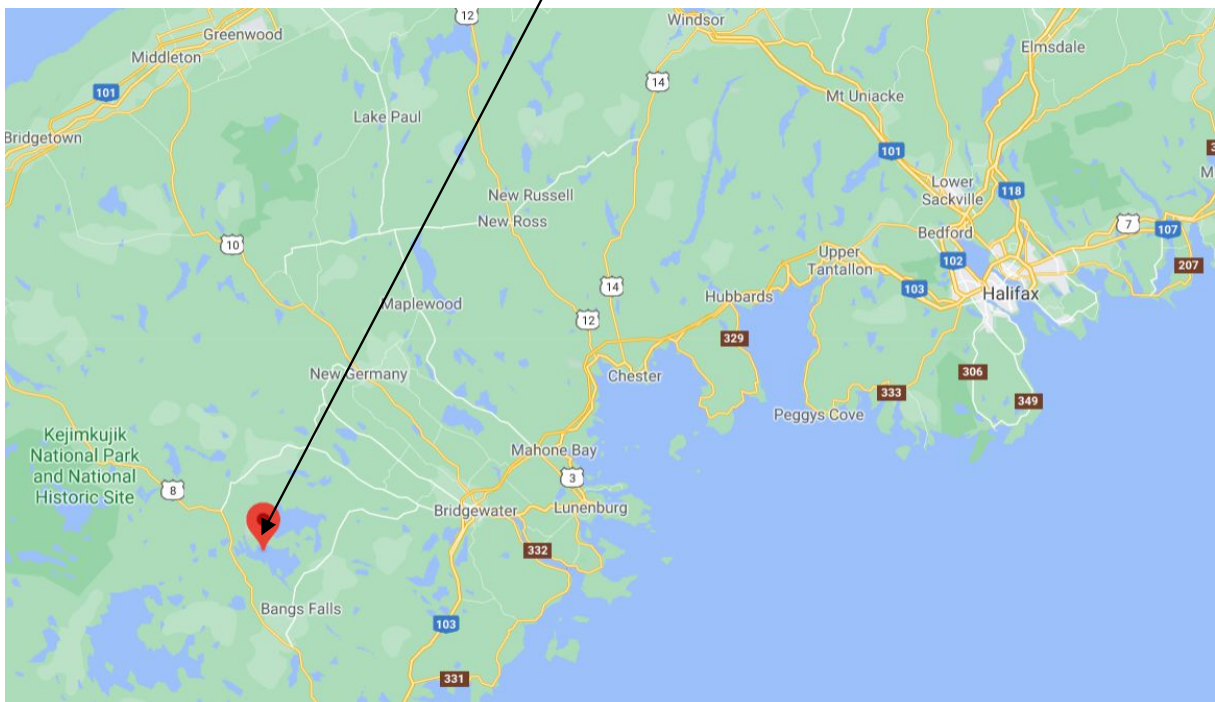
Total area of the island: approx. 37 ha

Number of building plots: 34

(Sale only in a block of four plots for personal ownership/freehold title)



Location of Big La Mouna Island on Ponhook Lake



Basic information:

- **Big La Mouna Island is located on Ponhook Lake - one of the largest and most beautiful lakes in the Canadian province of Nova Scotia, near the famous Kejimikujik National Park, about a 2-hour drive from the capital city, Halifax.**
- **This is a very popular tourist area of Nova Scotia with pristine Nature, dense forests and clear lakes - a paradise for all lovers of fishing, swimming, sailing, surfing and kayaking and, in the winter months, of cross-country skiing.**
- **The location of the island is ideal, due to the related infrastructure in its vicinity.** The mainland is only a few minutes away by boat and the Atlantic coast is about 50 km distant.
- **The whole island is divided into 34 plots, which are being sold in individual blocks.** Each block contains 4 plots (see table below).
- **Each plot has a Building Permit, valid for an unlimited time.**
- **Each plot has its own direct access to the lake and is connected to public utilities (electricity, water, Internet, telephone).**
- **Foreigners can buy plots in Canada into personal ownership and purchases can be done remotely.**



Plots - offer:

Plot	Area (m ²)	Coastline length (m) plot/total	Total area	Price
D	5 364	70/234		
D	4 987	44/234		
D	6 155	56/234		
D	6 124	64/234	22 630 m ²	CAD 100 000*
E	8 541	58/265		
E	10 968	77/265		
E	9 975	61/265		
E	9 858	69/265	39 342 m ²	CAD 100 000*
F	9 870	99/304		
F	7 038	70/304		
F	7 398	66/304		
F	7 435	69/304	31 741 m ²	CAD 100 000*
G	7 332	62/277		
G	7 156	66/277		
G	7 090	70/277		
G	6 934	79/277	28 512 m ²	CAD 100 000*
H		85	approx. 46 180 m ²	CAD 91 000*
I		138	approx. 38 390 m ²	CAD 95 000*

* The price includes 15 % VAT (in the case of purchase of plot for a Canadian company, a VAT deduction can be claimed). The price does not include incidental costs (transfer tax 1.5 %, legal services 1 500 - 2 000 CAD, etc.).



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