



## Land Biograd na Moru, 3.818m<sup>2</sup>



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 896,137.06

### Ubicación

País:	Croacia
Estado/Región/Provincia:	Zadarska Županija
Ciudad:	Biograd na Moru
Publicado:	23/07/2025
Descripción:	
Location:	Zadarska županija, Biograd na Moru, Biograd na Moru.

New to the market! Building plot in Biograd Na Moru, a perfect opportunity for a residential investment that offers privacy and the comfort of urban living. This undeveloped plot extends over 3818 square meters on the outskirts of the settlement, providing a perfect environment with a warm climate ideal for retirement or long-term investment.

This privately owned plot is located in a busy and busy location, making all necessary amenities, including shops, public transport and motor roads, easily accessible. Situated on the edge of the forest, the plot offers a peaceful atmosphere with a children's playground and bus lines nearby.

Oriented to the southeast, this location offers a sunny aspect and beautiful views and fits perfectly into all your residential needs (RES). The first owner guarantees clear ownership, while the potential for development makes this property ideal for a family home or as an investment opportunity in a residential project.

Don't miss out on this extraordinary opportunity, a plot that combines privacy, accessibility and incredible development possibilities close to all urban amenities! Contact us for more information.

### LOCATION ANALYSIS AND CONSTRUCTION CONDITIONS

The listed cadastral plots are within the scope of the Urban Development Plan for the entire GP of the



City of Biograd n/m - the central part south of Jadranska cesta, and the plots are located in a mixed-use zone, predominantly residential multi-apartment construction with a maximum of 6 apartments.

On the listed plots, it is possible to build a residential or residential-commercial building with a maximum of 6 residential units, provided that the following criteria are met:

- the maximum permitted building height is 11 m, it can contain one underground and four above-ground floors,
- the maximum permitted gross building area is 800.00 m<sup>2</sup>. The minimum area of a building plot is 500.00 m<sup>2</sup>, the development coefficient is 0.30, and the usability is 0.80. The minimum width of the building plot at the regulatory line is 20.00 m, the distance from the road should be at least 6 m, and from the neighboring boundary h/2, but not less than 3 m. We need to satisfy the requirement of at least 20% greenery on the plot and one parking space per apartment.

ID CODE: 300731007-333

Željka Pelc

Agent s licencom

Mob: +385 98 904 6271

Tel: +385 23 227 570

E-mail: z.pelc@remax.hr

[www.nekretnine-complete.com](http://www.nekretnine-complete.com)

## Común

Pies cuadrados terminados: 3818 m<sup>2</sup>

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/XZOA-T2055/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/XZOA-T2055/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 608191

