



## Sale, Smokvica Krmpotska, building land, close to the beach



### 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 233,524.13

### Ubicación

País:	Croacia
Estado/Región/Provincia:	Primorje - Gorski Kotar
Ciudad:	Novi Vinodolski
Código postal:	51252
Publicado:	27/03/2026

#### Descripción:

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Novi Vinodolski, Smokvica Krmpotska – Building Land

An attractive building plot of 795 m<sup>2</sup> is located in the second row from the sea, in a quiet part of the settlement. The land has a very good position and represents an excellent opportunity for the construction of a family house or a small residential building.

The plot is accessible via an asphalt road, ensuring easy access and facilitating future construction. It is situated within the built-up part of the construction zone of the settlement, close to existing infrastructure (electricity, water, and sewage).

According to the spatial planning conditions valid for this zone, defined in the location information for the neighboring parcel, the land allows the construction of a family house or a residential building.

Considering the plot area of 795 m<sup>2</sup>, the maximum ground coverage according to the building coefficient (kig 0.3) is approximately 238 m<sup>2</sup>, while the maximum total gross developed area according to the utilization coefficient (kis 1.5) may reach approximately 1,192 m<sup>2</sup>, subject to compliance with other urban planning conditions.

Total GFA realistically achievable: approx. 750 – 900 m<sup>2</sup>



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Maximum number of residential units: 4

Maximum number of floors: Basement + Ground floor + 2 floors + Attic

Larger residential buildings are currently not permitted, as their construction requires the adoption of a detailed urban development plan.

Thanks to the proximity to the sea, peaceful surroundings, and excellent location within the settlement, this plot represents a great opportunity for building a holiday home or a smaller residential building for tourist rental.

Documentation: clean Price: €199.000 Buyer's agency fee: 2% + VAT of the agreed purchase price.

## **Común**

Pies cuadrados terminados: 795 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Información adicional**

URL sitio web: [http://www.arkadia.com/JXYQ-T5409/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/JXYQ-T5409/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 15865

