



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



Information de l'agent

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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 233,524.13

Location

Pays:	Croatie
État/Région/Province:	Primorsko-Goranska Zupanija
Ville:	Novi Vinodolski
Indicatif régional:	51252
Soumis:	27/03/2026

Description:

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Novi Vinodolski, Smokvica Krmpotska – Building Land

An attractive building plot of 795 m² 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 m², the maximum ground coverage according to the building coefficient (kig 0.3) is approximately 238 m², while the maximum total gross developed area according to the utilization coefficient (kis 1.5) may reach approximately 1,192 m², subject to compliance with other urban planning conditions.

Total GFA realistically achievable: approx. 750 – 900 m²



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.

Commun

Pied carré fini: 795 m²

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/JXYQ-T5409/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 15865

