



## Excellent Plot of LAND WITH LAKE & SEA VIEW for sale in Ploce



### Agent Info

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Property Type:	Apartments
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 64,810.92

### Locatie

Aanbevolen Auto Onderdelen:	Croatia
Adres:	Stasevacka ulica
Postcode:	20340
Geplaatst:	12-04-2025
Omschrijving:	

Excellent Plot of LAND WITH LAKE & SEA VIEW for sale in Ploce Croatia

Esales Property ID: es5553844aa

### Property Location

Stasevacka ulica  
Land with project  
Ploce  
Croatia  
20340

all offers considered

### Property Details

An Unparalleled Development Opportunity: Prime Lakeside Land on Croatia's Stunning Dalmatian Coast



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Presenting a truly exceptional offering within one of Croatia's most coveted and rapidly appreciating development locales: a magnificent plot of land poised to become a landmark residential project on the breathtaking Dalmatian coast. Spanning an impressive 450 square meters, this prime parcel enjoys an enviable position directly on the shores of a beautiful, tranquil lake, promising an unparalleled lifestyle and significant investment potential.

This is not merely a plot of land; it is a canvas awaiting the realization of a meticulously planned residential vision. The property comes complete with a comprehensive project and approved housing plan, paving the way for the immediate development of three distinct and generously sized apartments, boasting a total of 335 square meters of luxurious living space. The thoughtfully designed plan ensures that each unit benefits from its own private entrance and dedicated parking facilities, enhancing both convenience and exclusivity for future residents.

The proposed development comprises a substantial principal apartment spanning an impressive 130 square meters, offering ample space for comfortable and sophisticated living. Complementing this are two further well-appointed apartments, each measuring a comfortable 65 square meters, ideal for smaller families, couples, or as lucrative rental opportunities. In addition to the designated living spaces, the project also incorporates a substantial 90 square meters allocated for versatile leisure space. This additional area presents a wealth of possibilities, whether envisioned as a communal recreation room, a private wellness center, or adaptable space to further enhance the appeal and functionality of the development.

## A Location of Unrivaled Natural Beauty and Strategic Connectivity

The strategic positioning of this exceptional property is truly what sets it apart. Nestled adjacent to the charming Dalmatian city of Ploče, the land enjoys the unique distinction of being situated directly on a picturesque lake. This tranquil lakeside setting offers a serene and idyllic ambiance, perfect for those seeking a peaceful retreat amidst stunning natural beauty.

Adding to the allure of this location is its remarkable proximity to both the Adriatic Sea and the renowned Neretva River, both located just 600 meters from the property. This extraordinary confluence of natural elements makes this location truly unique – the only place in the region where a lake, a river, and the sea converge in such close proximity. This exceptional geographical positioning offers an unparalleled array of recreational activities right on the doorstep. Residents and visitors can indulge in the pleasures of swimming in the crystal-clear waters of the Adriatic, experience the thrill of kite surfing in the favorable winds often found near the Neretva estuary, or explore the diverse landscapes through invigorating hikes and scenic bike rides along the lake, river, and coastal paths.

The city of Ploče itself serves as a convenient and well-connected hub. Situated strategically between the major historical and cultural centers of Split and Dubrovnik (both UNESCO World Heritage sites), Ploče offers easy access to the rich history, vibrant culture, and extensive amenities of these renowned cities. Furthermore, the property's proximity to the highway ensures seamless and efficient travel to both Split and Dubrovnik, making day trips and explorations incredibly convenient. This connectivity enhances the investment appeal of the land, offering the potential for high occupancy rates for the developed apartments.



## Exploring the Rich Cultural and Natural Tapestry of the Region

Beyond the immediate natural beauty and strategic location, the surrounding region offers a wealth of cultural and natural attractions, further enhancing the appeal of this development opportunity.

Just 41 kilometers from the property lies the town of Medjugorje, a site of significant religious pilgrimage since 1981. The purported apparitions of the Virgin Mary to local children have drawn millions of visitors seeking spiritual solace and faith renewal. This consistent influx of pilgrims creates a unique cultural and religious dynamic in the region and presents potential opportunities related to tourism and accommodation.

For those seeking island adventures, the stunning island of Korčula is located just 48 kilometers away. Known for its Venetian architecture, charming old town, and beautiful beaches, Korčula offers a delightful escape and a taste of Dalmatian island life. The island of Hvar, famous for its glamorous atmosphere, lavender fields, and vibrant nightlife, is also within easy reach at a distance of 30 kilometers. These nearby islands provide additional recreational and cultural experiences for residents and visitors.

Nature enthusiasts will be captivated by the breathtaking Kravica Waterfall, located just 31 kilometers from the property. This stunning natural cascade, often likened to a miniature Niagara Falls, offers a refreshing oasis for swimming and enjoying the pristine natural environment. The lush greenery and picturesque setting make it a popular destination for day trips and excursions.

## Investment Potential and the Growing Appeal of the Dalmatian Coast

The Dalmatian coast of Croatia has emerged as one of the most sought-after destinations in Europe for both tourists and property investors. Its stunning natural beauty, characterized by crystal-clear turquoise waters, picturesque islands, historic towns, and a pleasant Mediterranean climate, continues to attract a growing number of international visitors. This increasing popularity translates into strong demand for high-quality accommodation, making this lakeside development opportunity particularly attractive.

The approved project for three self-contained apartments caters perfectly to this demand, offering flexibility for various rental strategies, from short-term holiday lets to long-term residential leases. The inclusion of private entrances and parking for each unit enhances their appeal and marketability. The substantial leisure space further adds value and differentiation to the development.

The unique location, nestled between a lake, a river, and the sea, provides an unparalleled selling point, attracting individuals and families seeking a diverse range of outdoor activities and a truly exceptional living environment. The proximity to major cities like Split and Dubrovnik, coupled with excellent highway access, ensures both convenience for residents and strong rental potential from tourists eager to explore the region's rich cultural and historical heritage.

The ongoing development and infrastructure improvements along the Dalmatian coast further contribute to the appreciation of property values in the region. Investing in this prime lakeside land offers not only the opportunity to create a stunning residential development but also the potential for significant long-



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term capital growth.

## A Vision for Lakeside Living: Realizing the Potential

This exceptional plot of land represents a blank canvas upon which to realize a vision of sophisticated lakeside living in one of Croatia's most desirable locations. The approved project provides a solid foundation, offering a well-designed plan for three high-quality apartments with dedicated amenities. However, the inherent flexibility of the land also allows for potential modifications to the existing plans, subject to local regulations, enabling a developer to tailor the project to specific market demands or personal preferences.

Imagine a development that seamlessly integrates with the natural beauty of its surroundings, offering residents breathtaking lake views and direct access to the water. The leisure space could be transformed into a communal area fostering a sense of community among residents, or it could be incorporated into individual apartments to create even more expansive living areas.

The potential for landscaping and the creation of private outdoor spaces for each apartment further enhances the appeal of this development. Picture residents enjoying their morning coffee on a private balcony overlooking the tranquil lake or entertaining guests in a beautifully landscaped communal garden.

The strategic location also opens up possibilities for catering to specific target markets. The proximity to Medjugorje could attract religious pilgrims seeking comfortable and convenient accommodation. The appeal of the natural surroundings and outdoor activities could draw adventure tourists and families. The ease of access to Split and Dubrovnik makes it an ideal base for those wishing to explore the cultural treasures of the Dalmatian coast.

## An Unmissable Opportunity: Secure Your Place on the Dalmatian Coast

In conclusion, this exceptional plot of land in one of Croatia's most sought-after development areas presents a truly unique and compelling opportunity. Its prime lakeside location on the stunning Dalmatian coast, coupled with the approved project for three high-quality apartments and versatile leisure space, offers immense potential for a successful and lucrative development. The unparalleled natural beauty of the surroundings, the strategic connectivity to major cities and attractions, and the growing appeal of the Dalmatian coast as a premier European destination all contribute to the exceptional investment value of this property. Don't miss this unmissable chance to secure your place in one of Croatia's most desirable locales and bring this exceptional lakeside vision to life. This is more than just land; it is the foundation for a remarkable residential project in a truly extraordinary setting.

## About the Area

Ploče is a modern town and a significant seaport situated on the Adriatic coast in the Dubrovnik-Neretva County of Croatia, in the Dalmatia region. Located just northwest of the Neretva River Delta, Ploče serves as a crucial transportation hub, acting as the natural seaside endpoint for many north-south routes traversing the central Dinaric Alps. This strategic position has made it the primary seaport for Bosnia and Herzegovina and the terminus of the Pan-European Corridor 5C, highlighting its economic importance



for the wider region. While not as heavily focused on tourism as some other Dalmatian coastal towns, Ploče offers a unique blend of maritime activity and access to stunning natural landscapes, including the nearby Baćina Lakes and the Neretva Delta.

The town itself is relatively young compared to many ancient settlements along the Dalmatian coast, with its development largely tied to the growth of its port during the 20th century. While it may lack the extensive medieval architecture found in places like Dubrovnik or Split, Ploče possesses a certain modern charm and offers essential amenities for residents and visitors. Its location between these two major tourist centers makes it a convenient base for exploring the southern Dalmatian coast. Furthermore, Ploče is known for its significant cargo port, the second largest in Croatia, contributing to its distinct character and economic vitality.

Beyond its port, Ploče is surrounded by diverse natural beauty. The Baćina Lakes, a series of seven interconnected freshwater lakes, offer a serene environment for kayaking, swimming, and enjoying the tranquil scenery. The Neretva River Delta, a Ramsar-protected wetland of international importance, is a haven for birdwatching and a unique agricultural area known for its citrus fruit production. This combination of coastal access, lakes, and riverine landscapes provides a variety of outdoor activities for nature enthusiasts. The town also hosts local events and festivals, offering a glimpse into the local culture and traditions.

For travelers arriving by air, the nearest major international airport to Ploče is Mostar International Airport (OMO) in Bosnia and Herzegovina, located approximately 42 kilometers inland. While smaller than the airports serving Split and Dubrovnik, Mostar Airport offers connections to several European cities and is the closest option. Alternatively, Dubrovnik Airport (DBV) is about 87 kilometers to the south, and Split Airport (SPU) is approximately 107 kilometers to the northwest, both offering a wider range of international flights and ground transportation options to reach Ploče. Travelers can then reach Ploče by car, bus, or taxi from these airports.

## Main Features

- 450 m<sup>2</sup> of land for development
- Excellent location close to many amenities
- Stunning views.
- Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Croatia fast online.

## Algemeen

Lot Afmeting: 450 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.802.889



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