



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 260,000

#### Locatie

Aanbevolen Auto Onderdelen:	Croatia
Staat/Regio/Pronvincie:	Split-Dalmatia
Plaats:	Okrug Gornji
Geplaatst:	19-11-2025

#### Omschrijving:

A spacious building plot with access road and the necessary infrastructure in the immediate vicinity (electricity and water) in Okrug Gornji is for sale.

The land is located in an undeveloped part of the construction area, in zone M1 – mixed, predominantly residential use. An urban plan for this area has been adopted, which means that the process of obtaining a building permit for the land in question can begin immediately after purchase.

According to the existing urban plan, the plot is located in the area of multi-apartment detached buildings for the new construction. The construction of multi-apartment detached buildings with more than three residential units is permitted, and the conditions for their construction are as follows:

- the minimum size of a building plot on which an multi-apartment building can be built is 800 m<sup>2</sup>, and these buildings can only be free-standing.
- the maximum construction coefficient for buildings is 0.25, while the maximum utilization coefficient is 1.25.
- the maximum floor area of a building cannot exceed 300 m<sup>2</sup>.
- the maximum number of storeys for apartment buildings is basement + ground floor + first floor + attic or ground floor + 2 floors, and the maximum height is 9.0 m.



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- the minimum distance of an apartment building from the border to neighboring plots is 5.0 m.
  - the minimum distance of a building from a public traffic area is 5.0 m. This area must be greened, with the possibility of arranging a certain number of parking spaces.
  - if the basement of the building is used exclusively for vehicle storage, the construction coefficient can be max=0.50 (only for the basement), and utilization coefficient max=1.50 (total building). If the basement intended for vehicle storage is entered via a ramp, it will not be considered the lowest elevation of the finally developed terrain.

The land is located in a quiet area, but not far from the center of the village and essential amenities. It is 500 m from the sea and the beach, 4 km from the city of Trogir, and 9 km from Split airport.

## **Algemeen**

Afgewerkte vierkante meter: 1099 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/BCEQ-T307/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BCEQ-T307/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 1197

