



## Building to Redevelop with plans For Sale in Split Croatia



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 2,140,224.13

### Location

Country: Croatia  
Address: Building, Levels Split Dalmatia Croatia  
ZIP code: 21000  
Posted: Jan 29, 2025

Description:  
Building to Redevelop with plans For Sale in Split Croatia

Esales Property ID: es5554465

Ujevićeva poljana 3  
Building, 3-Levels  
Split  
Dalmatia  
21000  
Croatia

Prime Redevelopment Opportunity: Centrally Located Building in Split, Croatia

This exceptional property presents a rare opportunity for redevelopment in the heart of Split, Croatia. Located just 300 meters from the iconic Diocletian's Palace, a UNESCO World Heritage Site, this freestanding building offers immense potential for transformation into a modern residence, commercial space, or a mixed-use development.



## A Prime Location in the Heart of Split:

The building's central location provides unparalleled access to Split's vibrant city center. Residents or businesses will enjoy being within walking distance of:

- \* Diocletian's Palace: Explore the ancient Roman palace, a living monument and the heart of Split's Old Town.
- \* The Riva Promenade: Stroll along the bustling waterfront promenade, lined with cafes, restaurants, and shops.
- \* Cultural Attractions: Immerse yourself in Split's rich history and culture by visiting museums, galleries, and historical landmarks.
- \* Transportation Hubs: Access various transportation options, including buses, ferries, and taxis, making it easy to explore the city and surrounding areas.
- \* Shopping and Dining: Enjoy a wide array of shopping and dining options, from local markets to high-end boutiques and restaurants.

## A Freestanding Building with Unique Advantages:

Unlike many properties in the historic center, this building is freestanding, with only two other buildings touching it at two separate corners. This unique characteristic offers several advantages:

- \* Increased Privacy: Enjoy greater privacy and independence compared to attached properties.
- \* Enhanced Natural Light: Benefit from abundant natural light throughout the building.
- \* Flexible Layout Options: The freestanding structure allows for greater flexibility in terms of layout and design during redevelopment.
- \* Potential for Expansion: Depending on local planning regulations, there may be potential for expanding the building's footprint or adding additional floors.

## Existing Structure and Dimensions:

The building comprises three levels:

- \* Ground Floor (115 m<sup>2</sup>): This level offers versatile space that can be adapted for various purposes, such as retail space, a restaurant, or a residential apartment.
- \* First Floor (115 m<sup>2</sup>): This level offers similar flexibility and can be configured as residential or commercial space.
- \* Second Floor (Approximately 80 m<sup>2</sup>): Featuring reduced ceiling heights and a balcony, this level offers a unique character and could be transformed into a charming penthouse apartment or a creative studio space.
- \* Courtyard (64 m<sup>2</sup>): The courtyard provides valuable outdoor space, offering potential for creating a private garden, a terrace, or outdoor seating for a restaurant or cafe.

## Redevelopment Potential: A Vision of Transformation:



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This property presents a blank canvas for creative redevelopment. Some potential options include:

- \* **Luxury Apartments:** Convert the building into multiple luxury apartments, catering to the growing demand for high-end residential properties in Split's city center.
- \* **Boutique Hotel or Guesthouse:** Transform the building into a charming boutique hotel or guesthouse, catering to tourists seeking a unique and authentic experience.
- \* **Commercial Space:** Create retail or office space on the ground floor and first floor, capitalizing on the building's prime location.
- \* **Mixed-Use Development:** Combine residential and commercial space, creating a dynamic and vibrant property.

#### Investment Highlights:

- \* **Prime Location:** Centrally located in Split, just steps from Diocletian's Palace.
- \* **Freestanding Structure:** Offering increased privacy, natural light, and flexible layout options.
- \* **Significant Development Potential:** Suitable for various uses, including residential, commercial, and mixed-use development.
- \* **Strong Demand:** Split's real estate market is experiencing strong demand, making this an attractive investment opportunity.

#### Embrace the Split Lifestyle:

Imagine owning a piece of Split's history and contributing to its vibrant future. This property offers a unique opportunity to create a truly exceptional space in one of Croatia's most desirable cities.

Contact us today to arrange a viewing and explore the possibilities of transforming this centrally located building into a valuable asset.

#### ABOUT THE AREA

Split, Croatia's second-largest city, is a vibrant hub on the Dalmatian Coast, known for its stunning Roman ruins, beautiful beaches, and lively atmosphere. The city's historical heart is Diocletian's Palace, a UNESCO World Heritage Site, built in the 4th century AD by the Roman Emperor Diocletian. This impressive complex, with its imposing walls, intricate architecture, and bustling cellars, forms the core of Split's Old Town.

Beyond the historical center, Split offers a wealth of modern attractions. The Riva, a bustling waterfront promenade lined with cafes, restaurants, and shops, is the city's social hub. From here, visitors can enjoy stunning views of the Adriatic Sea, watch the boats come and go, and soak up the Mediterranean atmosphere.

Split is also a gateway to the beautiful islands of the Dalmatian archipelago. Ferries and catamarans regularly depart from the city's harbor, offering easy access to popular destinations such as Hvar, Brač, and Vis. These islands are known for their pristine beaches, secluded coves, and charming villages, offering a perfect escape from the city bustle.



The nearest airport to Split is Split Airport (SPU), also known as Resnik Airport. It's conveniently located just 25 kilometers (16 miles) from the city center, making it easily accessible by bus, taxi, or private transfer.

## MAiN FEATURES:

- \* 300m<sup>2</sup> of living space approx
- \* 196m<sup>2</sup> plot approx
- \* 6 Bedrooms
- \* 4 Bathrooms
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* A great base from which to discover other fantastic areas of Croatia
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Common**

|                   |          |
|-------------------|----------|
| Bedrooms:         | 6        |
| Bathrooms:        | 4        |
| Finished sq. ft.: | 300 sq m |
| Lot Size:         | 196 sq m |

### **Lease terms**

Date Available:

### **Additional information**

Virtual tour URL: <https://www.youtube.com/embed/dqc-6jK52fA>

### **Contact information**

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