



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



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 233,524.13

### Location

Country:	Croatia
State/Region/Province:	Primorsko-Goranska Zupanija
City:	Novi Vinodolski
ZIP code:	51252
Posted:	Mar 27, 2026

### Description:

[www.biliskov.com](http://www.biliskov.com) | ID: 15865-1

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>



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.

## **Common**

Finished sq. ft.: 795 sq m

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [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

