



## ZADAR, PLOČA - Land with sea view! 592+125m2

Zona manje gustoće (Bm)				
zgrada u zoni gustoće Bm	četvostrežna zgrada	dvostrežna zgrada	zgrada niže	zgrada niže
min. površina građ. čestice (m <sup>2</sup> )	350	450	250	350
min. širina građ. čestice na mjestu građ. pravca (m) <sup>1)</sup>	12	12	8	8
max. koef. iskoristivosti (K <sub>u</sub> )	0,30	0,30	0,30	0,40
max. koef. iskorišćenosti nadzemn. (K <sub>u</sub> )	0,10	0,10	0,10	0,10
max. koef. iskorišćenosti (K <sub>u</sub> )	1,2	1,5	1,2	1,6
max. visina zgrade (m) <sup>2)</sup>	8,10	8,10	8,10	7,5
broj nadzemnih etaža	4	4	4	3
max. bruto površina GRPn (m <sup>2</sup> ) nadzemno ***	400	400	250	250
max. broj stambenih jedinica	3	-	2	1
max. broj parkirnih mjesta na građ. čestici (po stranu)	2	2	2	2
min. zelenilo na parceli (%)	20	20	20	20

### 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 121,805.42

### Location

Country:	Croatia
State/Region/Province:	Zadarska Zupanija
City:	Zadar
Posted:	May 18, 2026
Description:	
Location:	Zadarska županija, Zadar, Ploča.

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ANNOUNCED EXCLUSIVE COOPERATION WITH DUX!

Building land for sale in Zadar, in the Ploča settlement, with an area of 592 m2 + an additional 125 m2 of land for parking, storage or other activities.

The ownership is neat, 1/1, and the parcelization process is in progress, which has been approved by the City of Zadar, in which the road that runs through the existing plot will be separated and then two plots of 592 m2 and 125 m2 will be obtained. The study has been submitted to the cadastre.

This land already offers a beautiful view of the sea from the ground floor, which makes it perfect for building a residential building. The access road is paved, and all the necessary infrastructure – water and electricity – are located in the immediate vicinity.

This land represents an excellent investment opportunity, whether you are planning to build for sale, rent or personal enjoyment in one of the most beautiful parts of Zadar. Ploča is a quiet, but increasingly sought-after settlement that combines proximity to the city center and the privacy needed for a quality life.



Zadar is one of the most desirable cities on the Adriatic, recognized for its rich history, unique attractions such as the Sea Organ and the Greeting to the Sun, and crystal clear sea. The city offers a perfect blend of cultural heritage and modern lifestyle, with excellent transport connections and numerous opportunities to enjoy nature, gastronomy and recreation.

Don't miss this opportunity! Contact us today!

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions:  
[www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)

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### **Common**

Finished sq. ft.: 592 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/IOUL-T26201/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T26201/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 671488

