



## listing



### Информация об агенте

|                    |  |
|--------------------|--|
| Название:          | ArKadia  |
| Название компании: |  |
| Страна:            | Великобритания   |
| Телефон:           |  |
| Languages:         | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 306,406.52 |

### Местоположение

|            |                |
|------------|----------------|
| Страна:    | Хорватия       |
| Область:   | Split-Dalmatia |
| Город:     | Okrug Gornji   |
| Добавлено: | 19.11.2025     |
| Описание:  |                |

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.



- 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.

## **Общие**

Готовые кв.м.: 1099 кв м

## **Lease terms**

Date Available:

## **Дополнительная информация**

URL вебсайта: [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

