











Code :	MAGI1680
Location :	Karlobag
Building size :	550 m2
Lot size :	4285 m2
Distance from sea :	200 m
Number of rooms :	0
Year of built :	n/a
Heating :	-
Energy efficiency :	processing

Price :	343.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

House and reason for a pension

On a plot of 4,285m2 there is a ruined building with a floor area of

250 m2, built before 1968. It consists of a basement, ground floor and first floor. According to urban planning information, a ground floor with a floor area of

1,499.75 m² can be built. The total number of possible floors is five. The total possible construction area is 3,428 m².
The property in question is located in the construction zone of the settlement (any purpose is possible, including tourism). All new infrastructure has been brought to the plot.
Possible construction: kig 35% (1499m2), kis 80% (3428m2), height Po + P + 3 + attic, minimum greenery 40% (1714m2)

Advantages:
new road and ferry port
4-star hotel project with 48 rooms
surrounding land for sports and recreational purposes
at a distance of 100 m as the crow flies, the Plan envisages a nautical tourism port with 200 berths
surrounding islands of Rab, Pag, Krk
Zadar and Krk airports
national parks: Northern Velebit and Plitvice Lakes
deep and clear sea beaches
seaside promenade

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