



Code :	NAG1736
Location :	Klenovica
Building size :	190 m ²
Lot size :	365 m ²
Distance from sea :	200 m
Number of rooms :	4
Year of built :	n/a
Heating :	-
Energy efficiency :	processing

Price :	145.000 €
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Makler-Courtage von 3% zzgl. den gesetzlichen MwSt ist bei Vertragsabschluss fällig.

Building land for a residential building

Building plot with valid building permit – Klenovica

Building plot of 365 m² in a quiet and environmentally friendly location in Klenovica for sale, approx. 300 m from the sea.

According to the project:

Building footprint: approx. 100 m²

Remaining area: approx. 265 m² (garden)

Infrastructure

All utilities (water, electricity, telephone/internet) are located directly next to the plot, at a distance of 0.5-1.5 m. This allows for easy and cost-effective connection without major excavation work.

Location and surroundings

The plot is surrounded by greenery.

On the opposite (western) side of the street is a large green space where no construction is planned.

The terrain is almost level and slopes gently towards the sea.

No rock → lower excavation and construction costs

Project and permits

The building permit is final.

The fees for utility lines and all connections have been paid.

Construction can begin immediately.

Deadline for construction start: 3 years (with the possibility of a 2-year extension).

Possible project changes:

Approved: Changes to the floor plan, facade, roof, or building size

Not approved: Increase in living space (maximum occupancy)

Planned house layout

Ground floor:

Entrance hall

Kitchen + dining room

Living room

Study

Bathroom

Pantry

Staircase

Upper floor:

3 bedrooms

Large bathroom

Small bathroom

Hallway

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