









Code :	NAG1736
Location :	Klenovica
Building size :	190 m2
Lot size :	365 m2
Distance from sea :	200 m
Number of rooms :	4
Year of built :	n/a
Heating :	-
Energy efficiency :	processing

Price :	145.000 €

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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