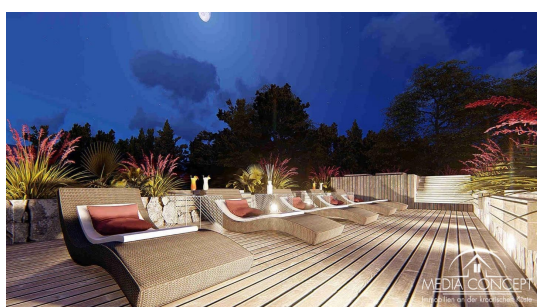
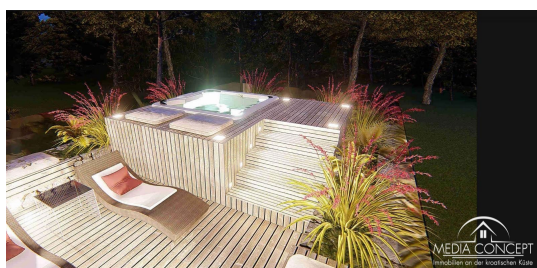




Code :	NAG2537
Location :	Poljane
Building size :	330 m2
Lot size :	2846 m2
Distance from sea :	3000 m
Number of rooms :	5
Year of built :	n/a
Heating :	-
Energy efficiency :	processing

Price :	450.000 €
---------	-----------

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

Land with a building permit in a peaceful setting

Building land with a building permit for a luxury villa with a pool and stunning sea views. We are offering an exceptionally attractive building plot of 2,846 m², situated in a very quiet location with a beautiful, open view of the sea. A valid building permit has already been obtained for the construction of a modern family villa with a swimming pool. The commencement of construction work has been officially registered, allowing the future owner to start building virtually immediately. The designed villa consists of a basement, ground floor, and first floor: Basement (76.74 m²): Planned features include a laundry room, a fitness/gym area, a social and recreation room with a pool table, and two storage rooms. Ground Floor (approx. 144 m² net interior area): Includes a hallway, a spacious living room with a dining area and kitchen, a pantry, a guest toilet, and three bedrooms—each with its own en-suite bathroom, one of which also features a walk-in closet. The exterior of the ground floor is complemented by a covered entrance of 16.80 m² and a covered terrace of approximately 22 m². First Floor (approx. 74 m² net interior area): Features two additional bedrooms, each with its own en-suite bathroom, a sauna, and a lounge area. Exceptional value is added to this floor by the spacious outdoor areas: a loggia of approx. 10 m², two uncovered terraces with a total area of about 68 m², and an additional terrace with a jacuzzi of approx. 14 m². The total net interior area of the villa is approximately 275 m², while the covered and uncovered terraces, along with the loggia, provide an additional approx. 150 m² of outdoor living space. Electricity, water, and sewage connections are located in the immediate vicinity of the plot. This property represents an excellent opportunity for a buyer looking to build a high-quality villa on a large plot, in a peaceful environment with sea views, and—most importantly—without the lengthy wait for a building permit and the start of construction. A trade/exchange for an appropriate apartment in the Opatija area is also possible, subject to an agreement on terms and potential additional payment.

MEDIA CONCEPT d.o.o.

Zvančiči 54 E, 51211 Matulji

Web: www.kroatien-exklusivimmobilien.com

Mail: info@media-concept.hr

Tel: +385 51 711 499 Mob: +385 91 22 31 194