



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

Building Plot with Building Permit for a Luxury Villa with Swimming Pool and Beautiful Sea View

We are pleased to offer an exceptionally attractive building plot of 2,846 m², situated in a very peaceful location with a beautiful, unobstructed view of the sea.

A valid building permit for the construction of a modern family villa with a swimming pool has already been obtained, and the commencement of construction has been officially registered. This allows the future owner to begin construction practically without delay.

The designed villa extends over three levels – basement, ground floor and first floor – with a total gross floor area of 389.93 m² (net area approx. 275 m²). Covered and uncovered terraces, together with a loggia, provide an additional approximately 150 m² of outdoor space.

Basement

The basement has been designed as a functional leisure and recreational area of the villa. It includes a spacious recreation and entertainment room with a billiard table, a laundry room and two separate storage rooms.

The layout also offers flexibility for adaptation to the future owner's individual requirements, for example as a private gym, wellness area or hobby room.

Ground Floor

The spacious ground floor forms the main living level of the villa. At its heart is a generous open-plan living area combining the kitchen, dining area and living room, with direct access to the terraces and outdoor areas.

The private section of the ground floor comprises three bedrooms, each with

its own en-suite bathroom, while one of the bedrooms additionally features a walk-in wardrobe. This level also includes an entrance area, hallway, separate guest WC and an internal staircase connecting all floors.

First Floor

The first floor has been conceived as a more private and tranquil retreat and comprises two spacious bedrooms, each with its own en-suite bathroom.

A particular highlight of this level is the extensive outdoor terrace space, ideal for relaxation and sunbathing. The project also includes a whirlpool (Jacuzzi).

Architecture and Living Concept

The villa has been designed as a harmonious combination of contemporary architecture, generous proportions and a high level of comfort. Thoughtfully arranged interiors, the privacy of the sleeping areas and attractive outdoor spaces with spacious terraces and a swimming pool create an elegant setting for sophisticated and luxurious living.

The overall concept offers a high standard of living, making the property an excellent choice both as a prestigious private family residence and for exclusive high-end tourist accommodation.

Connections for electricity, water and sewage are located in the immediate vicinity of the property.

This property represents an excellent opportunity for a buyer wishing to create a high-quality villa on a large plot in peaceful surroundings with beautiful sea views – with the significant advantage that there is no lengthy wait for a building permit and construction can begin practically immediately.

An exchange for a suitable apartment in the Opatija area may also be considered, subject to agreement regarding the terms and any potential price difference.

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