





Code :	NAG2538
Location :	Dobrec
Building size :	0 m2
Lot size :	1153 m2
Distance from sea :	3000 m
Number of rooms :	3
Year of built :	n/a
Heating :	-
Energy efficiency :	processing

Price :	288.250 €

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

Plot of land with a beautiful sea view and building permit

Dobreć above Lovran – Building Plot of approx. 1,153 m² with Project and Existing Building Permit

In a peaceful and attractive location in Dobreć above Lovran, a building plot with a future area of approximately 1,153 m² is offered for sale, enjoying beautiful views of the sea and the surrounding landscape.

The land is currently part of a larger building plot, and a subdivision proposal for separating the portion offered for sale has already been prepared. The subdivision will be carried out once a buyer has been found and an agreement on the purchase has been reached.

Existing Project and Building Permit

A particular advantage of this property is the fact that a valid building permit for the construction of an attractive family villa with a swimming pool has already been issued for the existing building plot. The corresponding project documentation has been prepared and the applicable municipal contributions have already been paid.

The proposed villa has been designed as a spacious and exceptionally comfortable family residence.

The lower-ground floor is planned to comprise the following areas: a double garage, technical room, storage room and a smaller apartment suitable for accommodating guests, family members or staff.

The ground floor, with a net internal area of approximately 144 m², has been designed as the main living level. It comprises a spacious bedroom with its own walk-in wardrobe and en-suite bathroom, an open-plan kitchen with dining and living area, a hallway and a separate guest WC.

The project also includes a covered entrance of approximately 16.8 m² and a covered terrace of approximately 22 m², which forms a natural extension of the living area.

According to the existing project, the upper floor comprises another spacious bedroom with its own en-suite bathroom and loggia. The available space, however, also offers the possibility of adapting the layout to create two bedrooms, depending on the wishes and requirements of the future owner and subject to the possibilities of amending the existing project.

All floors are connected by an internal staircase, and the project also includes an integrated lift, providing a particularly high level of everyday comfort and making the future villa accessible to persons with reduced mobility.

Important Information Regarding the Subdivision and Building Permit

Following the proposed subdivision and the formation of the new building plot of approximately 1,153 m², the existing building permit and project documentation will need to be appropriately aligned with the newly formed building plot and amended and/or supplemented as required.

This nevertheless provides the future buyer with a significant head start: a well-developed villa project is already in place, the building permit procedure has already been completed, and the applicable municipal contributions have been paid.

The property represents a very attractive opportunity for a private buyer wishing to build a family villa in the Lovran area, as well as for an investor looking for land where a substantial part of the preparatory planning and documentation has already been completed.

Future plot area: approx. 1,153 m²
Price: €250/m²

The exact area and final boundaries of the new building plot will be determined upon completion of the subdivision procedure.

Sea view – villa project with swimming pool – existing building permit – asphalt access road – municipal contributions already paid – double garage – lift – excellent potential for a private villa or investment

MEDIA CONCEPT d.o.o.
Zvančići 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