











Code :	NAH2544
Location :	Vrbovsko
Building size :	470 m2
Lot size :	1446 m2
Distance from sea :	80000 m
Number of rooms :	0
Year of built :	n/a
Heating :	-
Energy efficiency :	processing

Price :	540.000 €

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

GORSKI KOTAR, CROATIA – SPACIOUS PROPERTY WITH EXCELLENT INVESTMENT POTENTIAL

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Asking Price: EUR 540,000

Located in the beautiful natural surroundings of Gorski Kotar, approximately halfway between Rijeka and Zagreb, this spacious property offers an attractive investment opportunity in one of Croatia's most scenic green regions.

Surrounded by lush greenery and peaceful countryside, the property combines a tranquil setting with convenient access to two major Croatian cities.

Its generous size, flexible layout and mixed-use designation make it particularly appealing to investors and business owners looking for a property with multiple development possibilities.

Property Details

Total gross building area: 470 m²

Land area: 1,446 m²

Asking price: EUR 520,000

Parking capacity: approximately 15 vehicles

Condition: requires complete renovation

Permitted use: mixed-use building with an existing occupancy permit

Building Layout

The property extends over several levels and offers the following distribution of space:

Basement: traditional tavern-style room (konoba), 70 m²

Two upper floors: 160 m² each

Additional space: 80 m²

The existing interior layout is particularly suitable for office or commercial use. However, the building's size and configuration also provide considerable flexibility for alternative purposes.

Investment and Development Opportunities

Thanks to its substantial floor area, spacious plot and ample parking facilities, the property offers potential for a variety of projects, including:

Corporate headquarters or office facilities

Retirement home or senior living residence

Residential care or assisted living facility

Tourism or hospitality development

Other commercial or potentially residential uses

Any proposed change of use or redevelopment would be subject to applicable planning regulations and the necessary approvals.

The building requires complete renovation, allowing the future owner to redesign and adapt the property according to specific business requirements or investment objectives.

Ownership and Legal Documentation

One of the property's key advantages is its clear ownership status and complete documentation.

Sole ownership (1/1)

Valid occupancy permit for a mixed-use building

Complete and properly maintained property documentation

Property boundaries established through professional geodetic surveying

These features provide an important foundation for prospective buyers and investors when planning future development.

Location – Natural Beauty and Accessibility

Gorski Kotar is renowned for its pristine forests, fresh mountain air, beautiful landscapes and peaceful atmosphere.

Situated approximately halfway between Rijeka and Zagreb, the property benefits from a strategic geographical position while offering the advantages of a quiet natural environment.

This combination makes it particularly attractive for business, hospitality, care-related or other investment projects.

Conclusion

An attractive investment opportunity for buyers seeking a substantial property with flexible development potential in Croatia.

With 470 m² of gross building space, a 1,446 m² plot and parking for approximately 15 vehicles, this property offers an excellent starting point for a wide range of commercial or investment concepts.

Its peaceful location, generous dimensions and clear legal documentation make it a property well worth considering.

ASKING PRICE: EUR 540,000

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