

## PRODAJA POLJOPRIVREDNO/GRAĐEVNOG ZEMLJIŠTA SA NEOMETANIM POGLEDOM NA MORE, Omiš, Land



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,  
Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	PRODAJA POLJOPRIVREDNO/GRAĐEVNOG ZEMLJIŠTA SA NEOMETANIM POGLEDOM NA MORE
Property for:	Sale
Land type:	Building lot
Property area:	3974 m <sup>2</sup>
Price:	430,000.00 €
Updated:	Apr 15, 2024

### Location

Country:	Croatia
State/Region/Province:	Splitsko-dalmatinska županija
City:	Omiš
City area:	Marušići
ZIP code:	21310



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>FOR SALE: AGRICULTURAL/RESIDENTIAL LAND IN MARUŠIĆI An exceptionally attractive piece of agricultural/residential land is now available for sale in the beautiful area of Marušići, not far from Omiš. The total land area is 3947 m<sup>2</sup>, with one-third designated for residential construction, while the remaining portion consists of fertile agricultural soil. In the heart of Marušići, you'll find shops, cafes, restaurants, a post office, a tourist office, and other amenities that ensure a pleasant and peaceful family vacation with exceptionally kind and hospitable hosts. Here, you can enjoy a tranquil environment away from the hustle and bustle of city life, noisy disco clubs, and crowds. The offerings include peaceful restaurants, beachfront cafes, and a tavern in the old part of the village, creating an authentic Dalmatian atmosphere. Every evening, you can savor roasted and salted fish caught by local fishermen, seasoned with homemade olive oil and Marušići wine. The land is accessible via a wide gravel road, 5 meters in width, and all necessary utilities are conveniently located nearby. The property provides an unobstructed panoramic view of the Adriatic Sea and nearby islands, creating an idyllic atmosphere. A peaceful environment with excellent access to all necessary amenities. Details from the Urban Plan: In the undeveloped part of the</p>
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construction zone within the settlement, buildings with a height up to P+2 can be constructed at a distance of at least 3.0 meters from the adjacent boundary, and other buildings at a distance of at least  $H/2$  ( $H$  is the height of the building measured from the average level of the landscaped terrain adjacent to the building to the eave) but not less than 3.0 meters. Similarly, as in the previous paragraph, buildings must be set back from the boundary of the adjacent building plot and the end buildings in the row or twin buildings must have three free sides. A building constructed in a row must be adjacent to the boundaries of adjacent building plots on the side, with the rear and front sides being at least  $H/2$  but not less than 4.5 meters away from the boundary of the adjacent building plot. On the building plot, one or more buildings can be constructed to form a unified functional and utility whole. In addition to the main building, auxiliary structures (garages, storage rooms, summer kitchens, a pool, etc.), as well as business and economic facilities, can be constructed. The vehicular and pedestrian entrance to the building plot for the construction of new buildings, which is located adjacent to the public traffic area, can occupy a maximum of 6.0 meters in width facing the public traffic area. In building plots within the construction zone of the settlement, outside the Omiš settlement, outside the old densely built-up parts of the settlement, and outside protected rural areas, it is mandatory to provide at least 15% of green space as permeable terrain. Parking areas and other areas paved with grass grids or in other ways are not considered permeable terrain. This land represents an exceptional opportunity for those seeking an ideal location for building their own home with the simultaneous possibility of agricultural activities. For more information or to arrange a viewing, feel free to contact us. DORA RADUJKO 00 385 91 956 5822 [dora.radujko@dogma-nekretnine.com](mailto:dora.radujko@dogma-nekretnine.com) ID CODE: ST1936

## Additional contact info

Reference Number: 565590  
Agency ref id: ST1936