

## VODICE, građevinsko zemljište, 1513 m2, idealno za gradnju kuća ili stanova. Vodice, Land



### Seller Info

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Country:	Croatia
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City:	Vodice
City area:	Vodice
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About us:	The licenced agency Fidius Broker with its seat at the address Ćirila i Metoda 1a, 22211 Vodice, deals with the mediation in sale and purchase of the real-estates and boats.

The agency was founded in 2004, and it operates mainly in the area of Vodice, Srma, Tribunj and in the surroundings, as well as in other places of Šibenik-Knin County.

If you are thinking about the sale or purchase of a house, a flat/an apartment, a construction or agricultural plot of land or a plot of land for any other purpose, as well as office premises, contact us with trust.

If you are thinking of buying or selling any kind of boat, such as sailing or motor boat, a yacht or

a catamaran, you are at the right place. We will help you in making your decision and guide you easily through the whole sale and purchase process.

Our wish is to provide our clients with a quality and fair service, thanks to our long-time experience, both in the world of real-estates and in the world of boats, nautical tourism and tourism in general.

We cooperate with experts in law, architecture, civil engineering, insurance, as well as in the vessel maintenance.

If you are looking for something what hasn't been advertised on our web sites yet, feel free to contact us and we will try to help you.

Reg No.: 36/2009

## Listing details

### Common

Title:	VODICE, građevinsko zemljište, 1513 m2, idealno za gradnju kuća ili stanova
Property for:	Sale
Land type:	Building lot
Property area:	1513 m <sup>2</sup>
Price:	257,210.00 €
Updated:	Jul 18, 2024

### Location

Country:	Croatia
State/Region/Province:	Šibensko-kninska županija
City:	Vodice
City area:	Vodice
ZIP code:	22211



### Permits

Ownership certificate: yes

## Description

Description:

VODICE, a building plot with a total area of 1513 m<sup>2</sup>, is located in the area called Obrove, a built-up part of the construction zone. The land measures approx. 43m x 35m, it is located next to an asphalted road, electricity, water and city sewerage are in the immediate vicinity. The land is completely fenced, a quiet neighborhood, located on a slight hill, with a partial view of the sea. Ownership 1/1. Price €170/m<sup>2</sup>. The following conditions for accommodation and construction of family buildings are prescribed (label 1.2) as part of mixed-use areas (label M): - construction method: SS and D, - Pmin.= 350 m for SS construction method, - Pmax.= 1,000 m for SS construction method, - min. width of building lot for SS construction method: 12 m, - Pmin.= 250 m for D construction method, - Pmax.= 420 m for D construction method, - Min. width of building plot for D construction method: 9 m, - Max. width of building plot for D construction method: 16 m, - Min. 10% of the surface of the building plot must be green, - Emax.= Po+Su+Pr+2, - Vmax.= 10.0 m, - max.kig= 0.45 for D construction method, - max.kig= 0.45 for the SS method of construction on building parcels up to 400 m - max.kig for the SS method of construction on construction plots of areas larger than 400 m = 180 m +0.3 (which is calculated only for the part of the surface above 400 m<sup>2</sup>), - max.kisN\*= 1.2 - they are not included in the calculation of the above-ground coefficient of utilization (kisN). underground floors and the basement if it is used exclusively for the accommodation of vehicles inside the building or if those parts of the building on the ground floor are green or have public purpose, - PMmin.= 1.5 / 1 SJ. 6.2. Multi-apartment buildings Article 54. (1) The following accommodation conditions and methods of construction of multi-apartment buildings are prescribed (labels 1.2 and 1.3) as part of mixed-use areas (labels M): - construction method: SS, - Pmin.= 700 m for construction plots in the built-up part of the construction area settlements according to PPUG, and for building plots in the undeveloped part of the construction area settlement area according to PPUG min 1000 m<sup>2</sup>, - Pmax= 2,500 m - Min. building lot width: 20m, - Emax.= Po+Su+Pr+2+Pk Po+Su+Pr+2, - Vmax.= 13.0 m, 10.5 m, - Max. length of the facade of the building: 30 m, - The minimum distance of the building from neighboring building blocks must be greater or equal to half its height, - max.kig= 0.4 for building parcels with an area of up to 1,000 m<sup>2</sup> and for building parcels in built part of the construction area of the settlement according to PPUG ID CODE: L-061

## Additional contact info

Reference Number: 566286

Agency ref id: L-061