

## VODICE, građevinsko zemljište, 1485 m2, mirna lokacija, Vodice, Land



### Seller Info

Name: Fidius Broker  
E-mail: [info@fidiusbroker.hr](mailto:info@fidiusbroker.hr)  
First Name: Fidius  
Last Name: Broker  
Company Name: Fidius Broker 2  
Service Type: Selling and renting  
Website: <http://fidiusbroker.hr/>  
Country: Croatia  
Region: Šibensko-kninska županija  
City: Vodice  
City area: Vodice  
ZIP code: 22211  
Address: Ćirila i Metoda 1a  
Mobile: +385 91 513 5719  
Phone: +385 91 337 5522  
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, 1485 m2, mirna lokacija  
Property for: Sale  
Land type: Building lot  
Property area: 1485 m<sup>2</sup>  
Price: 237,600.00 €  
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 - Building plot of 1485 m<sup>2</sup> in a quiet location for sale! The building plot is located in the newer part of the construction zone, surrounded by family houses. In a good position, it is only 900 m from the beach and the city center. It has the correct shape. The land is located next to an asphalted road, electricity and water are close to the plot. Given its location, this property represents a good opportunity both for building a family home and for investing in commercial purposes. Ownership 1/1 Price €160/m<sup>2</sup> According to the urban plan of the city of Vodice, the method and conditions of construction, the land is marked with the mark 1.4. The following accommodation conditions and methods of construction of family buildings (label 1.4) are prescribed as part of mixed-use areas (label M): - construction method: SS, - Pmin.= 600 m<sup>2</sup>, - Pmax.= 1,400 m<sup>2</sup>, - Min. building plot width: 16 m, - Min. 25% of the surface of the building lot must be green, - Emax.= Po+Su+Pr+2, - Vmax.= 10.0 m, - min.kig= 0.1, for building parcels up to 1,000 m<sup>2</sup> in size, - the smallest area of floor plan projections of buildings for building plots with an area of more than 1,000 m<sup>2</sup> can be 100 m<sup>2</sup>, - x.kig= 0.3 for building particles with an area of up to 1,000 m<sup>2</sup>, - max.kig for building parcels with an area of more than 1,000 m<sup>2</sup> = 300 m<sup>2</sup>+0.2 (which seo calculates only for the part of the area above 1,000 m<sup>2</sup>), - max.kisN\*= 0.6, - \*In the calculation of the above-ground utilization coefficient (kisN), the underground floors and the basement are not calculated if they are used exclusively for the accommodation of vehicles inside the building or if those parts of the building on the ground floor are greened or have a public purpose, - PMmin.= 1.5 / 1 SJ For more information, contact us by e-mail or phone. ID CODE: L-062

## Additional contact info

Reference Number: 573502  
Agency ref id: L-062  
Contact phone: ++385 91 3375522