

## Atraktivno građevinsko zemljište sa građevinskom dozvolom za hotel, Plitvička Jezera, 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  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
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:	Atraktivno građevinsko zemljište sa građevinskom dozvolom za hotel
Property for:	Sale
Land type:	Building lot
Property area:	3186 m <sup>2</sup>
Price:	400,000.00 €
Updated:	Apr 17, 2024

### Location

Country:	Croatia
State/Region/Province:	Ličko-senjska županija
City:	Plitvička Jezera
City area:	Plitvica Selo
ZIP code:	53231

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes



### Description

Description: Only with us we offer the mediation of construction land with an area of 3186 m<sup>2</sup> with a construction permit for the construction of a 4-star hotel. The land is in an excellent location, close to the main road and has access to water, electricity and sewage. A building permit was issued for a hotel with a capacity of 30 accommodation units. The following areas are located on the ground floor of the building: entrance to the hotel with reception and all accompanying areas, kitchen, restaurant and other technical areas (boiler room, storage). Accommodation facilities are located on the first and second floors. In the basement of the building there is a parking space, a laundry room and storage rooms. The technical floor arose from the need to build the building's foundation. In the attic space, there are storerooms of the building and the necessary installation equipment. The floors are interconnected by staircases and elevators. Since the building consists of several spatially functional units, the entrances to the building are structured as follows: • entrance to the hotel for hotel guests - reception - public areas • entrance to the

restaurant / bar for external users • service entrance for delivery • employee entrance • road entrance to the garage - access to the ground floor of the building from the garage via stairs and elevators. The accommodation capacity according to the project is distributed as follows: 16 standard double rooms with a double bed with the possibility of separating the beds; 8 superior double rooms with a double bed with balconies and 6 Superior double rooms with a double bed. In addition to accommodation services and a rich gastronomic offer, the goal is to offer hotel visitors and other facilities that complement the hotel's overall offer, but also represent an additional potential source earnings. The hotel will also offer the following services: a) rent-a-bike (rental of bicycles and bicycle equipment); b) rent – a – quad (rental of motor vehicles on four wheels for tourist purposes); c) organization of transportation to the National Park and other nearby destinations; d) organizing trips to surrounding destinations; e) laundry services; By organizing these activities, the investor wants to offer his guests a comprehensive service in one place in the natural surroundings of the Plitvice Lakes, which in themselves, due to their natural beauty, represent an unforgettable experience for every visitor. In addition to the Plitvice Lakes National Park, the surroundings of the settlement abound with other natural phenomena. One of them is the Barac Caves, which represent the pearl of the karst underground. It consists of halls and corridors of Gornja Barać Cave from the very entrance and the Hall of Guano, through the Hall of Elephant's Legs, full of sag structures (stalagmites and stalactites) and up to ten meters high columns (stalagnates). In the cave itself there is also the Dragon's Throat and the Hall of Lost Souls, which hide part of the distant past and the beauty of absolute darkness. There are organized tourist visits accompanied by guides who bring the underground world closer to visitors in an interesting and easy-to-understand way and introduce them to the long history of this cave, which has retained all its mysticism even with special lighting (LEDs). The halls and canals are magnificent and easily passable for all categories of visitors, from the youngest to the oldest. This land is ideal for investors who are looking for an excellent opportunity to develop a tourism business that is in this area 365 days a year. It is located in an area known for tourism, with many attractions nearby. The price is very favorable, and the value of this land will surely increase after the construction of the hotel. Do not miss this excellent opportunity to invest in the future! Contact us today to learn more. For more information or to view the field, contact 0038591610688 Daliborka Bunčić  
daliborka.buncic@dogma-nekretnine.com ID CODE: ZG71131

## Additional contact info

Reference Number: 590471  
Agency ref id: ZG71131