

## GRAĐEVNO ZEMLJIŠTE U M1 ZONI, PODSTRANA, Podstrana, Land



### Seller Info

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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:	GRAĐEVNO ZEMLJIŠTE U M1 ZONI, PODSTRANA
Property for:	Sale
Land type:	Building lot
Property area:	3154 m <sup>2</sup>
Price:	1.00 €
Updated:	May 09, 2024

### Location

Country:	Croatia
State/Region/Province:	Splitsko-dalmatinska županija
City:	Podstrana
City area:	Podstrana
ZIP code:	21312



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>For sale is a building plot in Podstrana with a beautiful sea view. The surface area of the plot is 3156 m<sup>2</sup>, sufficient for constructing your home or tourist facility. Currently, there are olive trees on the land. Access road is secured, and all documents are in order. Conditions for construction in areas of mixed predominantly residential use (M1): Construction of multi-apartment buildings is possible within areas of mixed predominantly residential use (M1) and should be designed so that: - Multi-apartment (residential-commercial) buildings can only be built as standalone structures and have a maximum of eight (8) residential units. - The minimum surface area of the building plot for constructing a multi-apartment building is 600 m<sup>2</sup>, with a minimum frontage width along the street of 18 m. - Coefficient of building occupancy and coefficient of utilization of building plot cannot exceed <math>k_{ig} = 0.3</math>; <math>k_{igP} = 0.6</math>; <math>k_{isN} = 1.0</math>; Other spatial indicators for the construction of multi-apartment (residential-commercial) buildings are: - The maximum footprint area of the building can be up to 260 m<sup>2</sup>; - The maximum height of the building is <math>P_o + (S) + P + 2</math>, i.e., 9.0 m; - Minimum green natural terrain area is 40% of the plot's surface; - Only one multi-apartment building and garages serving as residential space can be built on the building plot; - Within multi-apartment buildings, business premises of clean and quiet use and social facilities listed in Article 20 of these Regulations may be located; - Access areas to</p>
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apartments must be completely separated from access areas to additional facilities. Exceptionally, facilities that can be operated in residential areas according to special regulations may have access from access areas to apartment buildings; - The building may have more than one basement level if they are intended for vehicle accommodation (garage); - The traffic area to which the building plot for the construction of a new multi-apartment (residential-commercial) building is connected must have a minimum road width of 5.5 m and a pedestrian sidewalk at least 1.6 m wide on at least one side of the street. The road must be constructed at least in earthworks and be part of the streets system of the same minimum width (5.5 m) until it connects to D8. - Vehicle parking is resolved on the building plot according to norms for multi-apartment construction; - For building plots for constructing buildings with more than 4 apartments or tourist apartments, space for temporary storage of municipal waste must be provided. - Wastewater drainage must be provided through a closed sewer system with treatment (construction of multi-apartment buildings is not allowed before the construction of drainage systems). In areas of mixed predominantly residential use, the construction of business activities as accompanying facilities within the main purpose building or in auxiliary buildings adjacent to residential buildings is possible. They are subordinate in size and regime to the primary purpose and can be constructed in accordance with the conditions applicable to the construction of residential or residential-commercial buildings. For more information: DORA RADUJKO [dora.radujko@dogma-nekretnine.com](mailto:dora.radujko@dogma-nekretnine.com) +385 91 956 5822 ID CODE: ST1939

## Additional contact info

Reference Number: 607165  
Agency ref id: ST1939