

## ZEMLJIŠTE SA GRAĐEVINSKOM DOZVOLOM - KRŠAN, Kršan, 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>  
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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:	ZEMLJIŠTE SA GRAĐEVINSKOM DOZVOLOM - KRŠAN
Property for:	Sale
Land type:	Building lot
Property area:	547 m <sup>2</sup>
Price:	69,000.00 €
Updated:	Sep 05, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Kršan
City area:	Kršan
ZIP code:	52232



### Permits

Building permit:	yes
Ownership certificate:	yes

### Description

Description:	<p>KRŠAN is a picturesque Istrian village that combines a rich history with natural beauty. Located at the foot of the ancient castle, Kršan offers a peaceful escape into untouched nature, with wonderful views of the green hills. This charming place exudes an authentic Istrian atmosphere, where every stone tells a story, and every corner radiates warmth and hospitality. In an attractive area of the municipality of Kršan, a building plot is offered for sale, owned by 1/1, with proper documentation. The plot of 547 m<sup>2</sup> comes with a valid building permit issued for the project of a family house with a swimming pool (34 m<sup>2</sup>). The intended building is a modern family house with floors P+1, with a gross area of the ground floor of 72.92 m<sup>2</sup> and the first floor of 87.30 m<sup>2</sup>. All utility and water contributions have been paid, and the plot has been thoroughly cleaned, which allows for the immediate start of construction! An ideal opportunity for an investment in your own home or a dream vacation! GROUND FLOOR NET: 1. Hallway + wardrobe: 4.18 m<sup>2</sup> 2. Bathroom 16.34 m<sup>2</sup> 3. Storage room 3.96 m<sup>2</sup> 4. Storage room 1.70 m<sup>2</sup> 5. Living room + kitchen + dining room 17.17 m<sup>2</sup> 6. Covered terrace 22.36 x 0.50 = 16.31 m<sup>2</sup> 7. Uncovered terrace 12.04 x 0.25 = 3.01 m<sup>2</sup></p> <hr/> <p>TOTAL NET GROUND FLOOR: 72.28 m<sup>2</sup> FIRST FLOOR 1. Staircase +</p>
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corridor 15.82 m2 2. Bedroom 16.46 m2 3. Bathroom 4.92 m2 4. Bedroom 17.07 m2 5. Bathroom 5.10 m2 6. Bedroom 15.69 m2 7. Bathroom 4.92 m2

TOTAL

FIRST FLOOR: 79.98 m2 TOTAL NET: 152.26 m2 For a personalized tour,  
contact with confidence: ROBERTA POROPAT Licensed agent Mobile 00385 95  
528-3152 roberta.poropat@dogma-nekretnine.com ID CODE: IS1513750

## Additional contact info

Reference Number: 636274  
Agency ref id: IS1513750