

ISTRA, KRNICA - Građevinsko zemljište s građevinskom dozvolom, Marčana, Land



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
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Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch
even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, KRNICA - Građevinsko zemljište s građevinskom dozvolom
Property for:	Sale
Land type:	Building lot
Property area:	705 m ²
Price:	110,000.00 €
Updated:	Sep 24, 2024

Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Marčana
City area:	Krnica
ZIP code:	52206



Description

Description: ISTRIA, KRNICA - Building plot with building permit Krnica is located about 25 km southeast of Pula and offers well-known summer tourism in settlements with quality offers. It is a suitable destination for all those who are looking for peace, beautiful nature and a clean coast. The underwater area of Krnica is perfect for diving, and fans of sports and recreation can enjoy tennis, mini golf, swimming pool, football, handball, volleyball, horse riding, adrenaline park, off road vehicles or rent equipment for water sports such as rowing or water floats on beautiful beaches. . The gastronomic part is also indispensable, so in addition to the standard Istrian cuisine, you can try the shrimp for which Krnica is best known, as well as other seafood from the beautiful and clean Adriatic Sea. Building land for sale with a building permit for the construction of a prefabricated house with a swimming pool and an auxiliary building. The land has a regular shape and is the last in a series of construction plots, which guarantees discretion and peace. On the right side of the plot, there is a concrete wall on which the fence has not yet been installed and which separates the land from the neighboring undeveloped land. The left side of the plot, as well as the back side, borders on agricultural land, which allows the owner to enjoy it away from other people's views. Access to the land is provided via a paved road, and all connections are available on the same road. The construction of a prefabricated house is planned on the land, for which the main project has been drawn up and a valid building permit has been obtained (the cost of water and communal contributions has been fully paid). Water and electricity connections have been paid for, and a temporary water connection for construction

purposes has also been paid for, and a construction site electricity connection has been requested. The house has a net area of 127m² and consists of four bedrooms, two bathrooms, a toilet, a kitchen, a dining room, a living room, a storage room and a large terrace. Prefab construction is provided solely for the sake of minimum energy consumption for cooling and heating (A+ energy class), and later benefits such as faster and cheaper construction and greater earthquake resistance follow. Instead of a standard collection pit, it is planned to install a bio purifier that does not require frequent cleaning or is demanding for cleaning, and all in order not to inconvenience the owner or guests if the facility is used for tourist purposes. The size of the pool is 5 x 8 x 1.5 m. The auxiliary building is 3 x 3 m in size and it houses the pool engine room and is intended for housing garden equipment, terrace and pool equipment. This project was made for the purpose of tourist rental, however, it can also be used as a residential or vacation property. For all of the above, there are offers for construction in the form of "turnkey" or as a high-quality building that can be attached to a serious buyer. The next step of the new owner is the registration of the construction site and the construction and enjoyment of the 2024 pre-season. Dear clients, the agency commission is charged in accordance with the General Business Conditions
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 33431

Additional contact info

Reference Number: 645413
Agency ref id: 33431