

## Uvala Soline, prodaja građevinskog zemljišta od 584 m2, Dobrinj, 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:	Uvala Soline, prodaja građevinskog zemljišta od 584 m <sup>2</sup>
Property for:	Sale
Land type:	Building lot
Property area:	584 m <sup>2</sup>
Price:	75,000.00 €
Updated:	Oct 28, 2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Dobrinj
City area:	Soline
ZIP code:	51514



### Permits

Ownership certificate:	yes
------------------------	-----

### Description

Description:	<p>FOR SALE: Building Plot with Utilities and Sea View The plot has electricity, water, and optical cable connections already in place. From the highest point of the land, there is a partial view of the sea. When directly implementing the Plan, the surface area of the building plot cannot be smaller than: For the construction of a detached building: 400 m<sup>2</sup>, with a condition that the plot width along the building line is not less than 14.0 m. For the construction of a semi-detached building (duplex): 300 m<sup>2</sup>, with a condition that the plot width along the building line is not less than 11.0 m. For the construction of a terraced building (row): 250 m<sup>2</sup>, with a condition that the plot width along the building line is not less than 8.0 m, except in dense areas of the settlement, where the width must not be less than 6.0 m. The surface area of the building plot should generally not exceed: No limitations for the construction of a detached building. 500 m<sup>2</sup> for the construction of a semi-detached building (duplex). 300 m<sup>2</sup> for the construction of a terraced building (row). The minimum distance of the building from the boundaries of the plot is 3.0 m, measured from the most protruding parts. The distance of the main building from the road alignment of the classified road cannot be less than 6.0 m. The minimum area of land under the building is 64 m<sup>2</sup>, regardless of the size of the plot. INDIVIDUAL RESIDENTIAL BUILDING An individual residential building is one that contains up to three apartments. An individual residential</p>
--------------	---

building can be constructed as a detached, semi-detached, or terraced building (row). When directly implementing the Plan within the developed part of the construction area, the following location conditions for the construction of a residential building with a gross floor area of up to 450 m<sup>2</sup> are determined:  
Maximum permitted build-up coefficient for an individual residential building:  
Detached building on a plot of 400-500 m<sup>2</sup>, kig max = 0.25 Detached building on a plot of 4,500 m<sup>2</sup>, kig max = 0.30, but not exceeding 450 m<sup>2</sup> of gross floor area (550 m<sup>2</sup> only with UPU) Semi-detached building (duplex) kig max = 0.30  
Terraced building (row) kig max = 0.30 Maximum permitted utilization coefficient for an individual residential building: For detached buildings kis max = 0.75 with a gross floor area of up to 450 m<sup>2</sup> For semi-detached buildings kis max = 0.90 with a gross floor area of up to 450 m<sup>2</sup> For terraced buildings kis max = 0.90 with a gross floor area of up to 450 m<sup>2</sup> FOR INFORMATION CONTACT: MARINA POLONIJO 00385 98 329 462 marina.polonijo@dogma-nekretnine.com ID CODE: Z10914

### Additional contact info

Reference Number: 666179  
Agency ref id: Z10914