

Kamp na obali rijeke Korane, Karlovac - Okolica, Land



Seller Info

Name: Dogma Nekretnine
 First Name: Dogma
 Last Name: Nekretnine
 Company Name: Dogma nekretnine d.o.o.
 Service Type: Selling and renting
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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:	Kamp na obali rijeke Korane
Property for:	Sale
Land type:	Building lot
Property area:	11627 m ²
Price:	80,000.00 €
Updated:	Oct 29, 2024

Location

Country:	Croatia
State/Region/Province:	Karlovačka županija
City:	Karlovac - Okolica
City area:	Cerovac Vukmanički
ZIP code:	47000



Permits

Ownership certificate:	yes
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Description

Description:	<p>A plot of land of 11,627 m² is for sale in one plot that stretches from the state road D1 to the very bank of the Korana River in Cerovac Vukmanički, in the southern vicinity of Karlovac. This location is one of the busiest in the Republic of Croatia, due to the fact that the city of Karlovac is also on the transit route that connects the mountainous and coastal part of Croatia with continental Croatia. The state road D1 connects Zagreb with Karlovac and continues through Slunj, Plitvice, Korenica towards Dalmatia. The Turanj bypass, opened in the summer of 2023, allows easier traffic from the direction of Karlovac and connects to the D1 about 2 km before this plot. The location of the plot is 11 km from the center of Karlovac, 60 km from Zagreb, about 65 km from Plitvice National Park, and about 20 km from the border with Slovenia as well as to the border with Bosnia and Herzegovina. The Forestry Lodge with the restaurant "Muljava" with all the attractions of Petrova Gora is 23 km away. The land is included in the T3 zone by the spatial plan, i.e. building land for tourist purposes for the construction of a campsite. The particle has an almost regular square shape. Apart from a slight elevation towards the state road, most of the surface of the plot is flat. The Korana River is at the location of the plot deeper than 1.5 m throughout the year and allows swimming. Along the D1 road, there is electricity and water supply infrastructure at the location, from the city of Karlovac to the settlements along the road. The plot is</p>
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located in the central part of a longer straight part of the road, and not on the bend itself. The closest facility to the location is a restaurant 400 m on the same side of the road, which can have advantages in some forms of campsites that do not include a restaurant. At the same distance is the bridge over the Korana River that leads to settlements and roads suitable for recreational cycling and a short hike to the nearby Martinščak hill 346 m above sea level with the old Church of St. Martin. According to the spatial plan, one building with a height of up to two floors with a gross area of up to 150m² can be built on the plot, which is enough for the camp to include toilets, reception, café bar, storage room and more. In rare cases, outside the tourist season, the Korana can spill onto a flat part of the land along the coast. Therefore, the main building should be planned on a higher part of the plot at road level. Contact us now and explore all the possibilities that this land can provide for your creativity and entrepreneurial spirit. Danica Lovrić
 099/850-6552 ID CODE: ZG70601

Additional contact info

Reference Number: 671121
 Agency ref id: ZG70601