



Ref: 0148

Ravna dolina House

Umag

483.000 EUR

6

6

176 m²

650 m²

1980

DESCRIPTION

RAVNA DOLINA - HOUSE

An attractive building plot with an area of 650m² or 1,052m² with an existing house is for sale, located only 200 meters from the beach, at Ravna dolina 89.

The plot has an active building permit (issued in February this year), obtained under the old spatial regulations, which is an exceptional advantage for the future investor.

KEY ADVANTAGES:

Location near the sea (approx. 200 m to the beach), Valid building permit, Permit issued according to old regulations (without mandatory 4 m setback), Exceptional construction flexibility, Ideal for investment or personal home, you can START building or renovating IMMEDIATELY!

CONSTRUCTION OPTIONS:

A new building permit is currently issued for the construction of a villa block (house) with three apartments, but the new owner can easily change the building permit and build: a single detached house, two or three houses, a residential building (up to 4 apartments), divide the plot in half and build four residential buildings on each side (total of 8 apartments), or by changing the building permit, convert it into a project for the construction of 4 houses, whose conceptual design and 3D visualizations are attached.

All designs and projects are adaptable according to the buyer's or investor's wishes, and the plot has an active and valid building permit!

EXISTING HOUSE and SUMMER KITCHEN:

Net area: 216m² (176 m² house + 40m² summer kitchen). Currently, there are 3 apartments (attached floor plans of the ground floor and upper floors of the existing house). Each apartment has its own separate entrance. Two are on the ground floor, and the third apartment is on the first floor. The house also has a 40m² summer kitchen.

The house does not necessarily have to be demolished - it can be renovated, extended, or integrated into a new project.

PLOT:

Total area: 650 m² or 1,052 m²

Dimensions: 21 m width x 52 m length

A conceptual plan for four houses is also attached; for this project, a building permit modification is required (the City of Umag has approved the project). The investor can also install a pool in each house.

PRICE - TWO OPTIONS:

1. Option: House + 650 m² of the associated plot Price: 483,000 EUR (in this case, parcel division is required)

2. Option: The entire plot House + 1,052 m² with the house Price:

LOCATION

- Orientation: West

ROOMS & FLOOR LEVEL

- Number of bedrooms: 6
- Number of bathrooms: 6
- Number of floors: 1
- Balcony
- Parking: 5

BUILDING & CONDITION

- Year built: 1980

UTILITIES & CONNECTIONS

- Sewerage