

ISTRIA ADRIA

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Code :	10645
Location :	Karlovac
Building size :	2080 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price : 34.000 €



The land in Tušilović, Karlovac, represents an exceptional opportunity for investment, either for the construction of a family house or a weekend house. Here is a summary of the most important information about this land:

Land description:

Total land size: 2080 m2

Construction part: 1051 m2

Agricultural part: 1029 m2

Location: 14 km from the city of Karlovac, 17 km from the entrance to the A1 Rijeka-Karlovac-Zagreb highway, 71 km from Plitvice Lakes, Topusko pools 40 km,

The land is located next to an asphalt road and has access to all necessary infrastructure connections.

A valid building permit has been issued for the construction of a house with dimensions of 8 × 9 m, net living area of

154 m2, swimming pool 7 × 4 × 1.5 m and a yard with 3 parking spaces.

Building permit issued on November 3, 2023.

All water and utility contributions have been paid.

The land is located in a hilly forest area, surrounded by cottages. In the immediate vicinity of the Korana river 1,8 km and the organized bathing area at the waterfall in Koranski Brijeg cca 5 km .

Along with the land comes a project for the construction of a family house on three floors.

The land fits perfectly into plans for the construction of a luxury house or weekend facility, and for tourist purposes, given the natural beauty and access to the necessary amenities. An interested buyer can use a valid building permit for a housing loan, and can also modify the project according to his wishes.

This is an investment that offers a lot of potential for development.



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