

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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<b>Code :</b>	10762
<b>Location :</b>	Ogulin
<b>Building size :</b>	10761 m2
<b>Garden size :</b>	0.00 m2
<b>Energy efficiency :</b>	Not specified

**Price :** 155.000 €

We offer an attractive plot of land with a total area of

10,761 m2, located in a quiet and nature-surrounded location, only 2 km from Lake Sabljaci - a favorite destination for vacation and recreation.

Land structure:

Building land: 5,113 m2

Agricultural land: 5,648 m2 (in two cadastral plots, one of which has already been submitted for conversion to construction)

On the construction site there is an older wooden house with an area of

74 m2, prepared for demolition, with an already developed project and building permit that the new owner can extend and continue construction according to their own wishes.

Additional facilities:

Two legal outbuildings

One auxiliary building

A beautiful orchard with various types of fruit trees

Infrastructure available: water, electricity and utilities - regularly paid

This property is located close to all important amenities (schools, shops, roads), while at the same time offering peace, privacy and opportunities for various projects - from a family home, a holiday home, a country estate, a ranch, to a tourist complex with apartments.

Why is this land worth investing in?

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Large area and excellent terrain configuration

Existing buildings with legal status

Access to infrastructure and documentation

Potential for conversion of additional land

Proximity to Lake Sabljaci and natural beauties

Along with the land comes construction materials (timber, roofing tiles, nets, chimney, etc.)

Don't miss the opportunity to invest in a property that offers exceptional potential for living, vacation or business!

For more information and viewing, please feel free to contact us.