

ISTRIA ADRIA

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Code :	11753
Location :	Delnice
Building size :	170 m2
Lot size :	100 m2
Garden size :	0.00 m2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	1
Number of toilets :	1
Energy efficiency :	Not specified
Year of construction :	2025

Price : 82.000 €



Delnice - Construction in Progress with Complete Documentation

A house under construction is for sale, with complete and orderly documentation - including the main project, building permit, and secured electricity and water connections. The construction is at a stage where building can continue immediately, without delays or additional bureaucratic obstacles.

According to the approved project, the house is designed as 3 bedrooms + living room, arranged over two floors. The ground floor consists of an entrance area, storage room, kitchen with dining area and living room in an open-plan layout, a guest toilet, a terrace, and a staircase leading to the upper floor. The upper floor features three bedrooms and a bathroom, offering a practical and family-friendly layout.

The house has a footprint of 85 m² and a high attic of an additional 85 m², along with 100 m² of outdoor space. A particular advantage is that the building has two separate entrances, allowing the possibility of creating two separate apartments of approximately 80 m² each, depending on the buyer's needs - ideal for family living, rental purposes, or a combination of residence and investment.

The plot also includes 10 pallets of bricks, ready for continued construction. The property is located in an excellent location, just one minute on foot from the center of Delnice, while still offering privacy and peace.

There is an option to arrange the purchase of a completed house, as well as the possibility of an exchange for another property in Delnice.

A property for those who want to skip the paperwork and start

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building immediately - with a clear project and even clearer potential.