

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	12556
Location :	Delnice
Building size :	442 m ²
Garden size :	0.00 m ²
Energy efficiency :	Not specified

Price : 55.000 €



In the area of Brod na Kupi, in the heart of the magical Kupa Valley, building land of 442 m² is for sale with a valid building permit and project for a family house – ideal for those who want to start construction immediately, without a long administrative process.

The project includes a ground-floor house with a footprint of 54 m² and a high attic, functionally designed for comfortable living.



The ground floor consists of an entrance hall, an open-space kitchen with dining area and living room, a bathroom, and access to the rear terrace of 20 m², ideal for peaceful mornings and summer gatherings.

Upstairs there are two bedrooms, an additional bathroom, and two smaller storage rooms.

A great advantage of this property is the completed documentation and paid costs – the water connection have already been paid, which significantly simplifies the start of construction for the future owner.

The land has asphalt road access, and its special value lies in the location – across the road is the Kupica River, while the nearby Kupa River is well known for swimming, fishing, and untouched nature.



This area is known for sport fishing, cycling routes, walking trails, and outdoor living – a perfect combination of active leisure and peaceful nature.

Only 12 km from Delnice, yet far enough from city noise.

Clear ownership.

A property for those who are not just looking for land, but for a place to live, relax, and enjoy the peace that is becoming increasingly rare today.



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