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Code :	13069
Location :	Vrbovsko
Building size :	252 m2
Lot size :	1608 m2
Garden size :	0.00 m2
Number of floors :	2
Number of rooms :	5
Number of bathrooms :	2
Garage :	Yes
Energy efficiency :	Not specified
Year of adaptation :	2026

Price : 110.000 €

Gorski Kotar, Severin na Kupi | Property with Exceptional Potential – House, Garage and Two Additional Buildings on a 1,608 m² PlotLocated near Severin na Kupi, just a short distance from the Kupa River and the popular Klanac riverside swimming area, this property offers an excellent opportunity for family living, a holiday retreat or an investment project.

Situated on a 1,608 m² plot, the property includes a detached house with a footprint of 84 m², comprising a ground floor, first floor and high attic. Significant renovations have already been completed, including new exterior windows and doors, a completely new roof and renewed electrical installations, allowing the future owner to continue the renovation according to their own wishes.

A 19 m² garage is located next to the house.

The true value of this property lies in its exceptional development potential. The land also includes two additional buildings in the initial stage of construction, with new foundations already completed.

The first building has a footprint of 66 m² and benefits from its own occupancy permit for a mixed-use building, as well as its own house number.

The second building has a footprint of 51 m² and also has its own occupancy permit and house number.

This unique configuration offers numerous possibilities, from creating several residential units or holiday homes to combining private living with tourist accommodation, making it an attractive investment opportunity.

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The location offers peace, beautiful nature and immediate proximity to the Kupa River, one of Croatia's most beautiful rivers, well known for swimming, kayaking, fishing and outdoor activities. At the same time, the property enjoys good transport connections and easy access throughout the year.

Ownership and documentation are clear and in order, and purchase through a mortgage loan is possible.

The property is sold exclusively as a whole.

If you are looking for more than just a house—a property with development potential, additional buildings and numerous future possibilities—this is an opportunity worth considering.