ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071













Code :	13070
Location :	Mrkopalj
Building size :	350 m2
Lot size :	3097 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	5
Number of rooms :	7
Number of bathrooms :	4
Number of toilets :	2
Basement :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified

Price : 150.000 €

MRKOPALJ | Luxury Holiday Home Project with Swimming Pool on a Spacious 3,097 m² PlotIn one of the most attractive locations in Mrkopalj, surrounded by nature and overlooking the beautiful landscape of Gorski Kotar, lies a property offering an outstanding opportunity for investors as well as for anyone wishing to develop their own luxury holiday home in the heart of Croatia's mountain region.

Situated on a 3,097 m² plot, part of which is located within the building zone, is an existing house with a footprint of 86 m². A conceptual design has already been prepared, and the Decision approving the amendment of the Building Permit has been obtained, significantly simplifying the continuation of the project for the future owner. All utility contributions have been fully paid, representing considerable savings in both time and investment costs.

The project envisions the construction of a modern luxury holiday home with a swimming pool, carefully designed to meet the expectations of today's high-end tourist rental market.

According to the conceptual design, the basement includes a utility room, pool plant room, laundry room, storage rooms and internal staircase.

The ground floor is designed as the central living area, featuring a wellness zone, kitchen, dining area and a spacious open-plan living room opening onto a 40 m² covered terrace, creating a seamless connection between indoor and outdoor living.

The first floor comprises three bedrooms, two bathrooms, and

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071

two spacious terraces measuring 37 m² and 22 m², both offering beautiful open views of the surrounding nature.

The attic level accommodates two additional spacious bedrooms, each with its own en-suite bathroom, providing a total of five comfortable bedrooms.

A particular highlight of the project is the generous garden, where a 50 m² swimming pool and a separate traditional tavern building with a kitchen, WC and storage room are planned, creating the perfect setting for relaxation and entertaining.

The large, flat plot offers numerous landscaping possibilities, while the peaceful surroundings, open views and natural environment create ideal conditions for developing an exclusive holiday home or private residence.

If you are looking for a property that offers not only an existing building but also a completed concept, approved documentation and exceptional development potential, this is an opportunity well worth considering.