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Code :	15806
Location :	Vrbovsko
Building size :	1496 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price : 120.000 €



Gorski Kotar, Vrbovsko – Building Land of 1,496 m² with Excellent Development Potential In Vrbovsko, in a quiet street surrounded by nature, a building plot with a total area of 1,496 m² is offered for sale. The entire plot is located within the building zone, providing the future owner with numerous possibilities for construction and development according to their own needs. The greatest value of this property lies in the land itself – its size and configuration allow for the optimal positioning of a new building while leaving plenty of space for a garden, terrace, outdoor areas and additional amenities. Depending on the future owner's plans and applicable building regulations, there is also the possibility of constructing two houses or holiday homes, making the property attractive both for private use and as an investment. There is currently an existing 45 m² holiday house on the land which requires complete renovation. The building is officially registered, has a house number and a building permit, but does not have a use permit because a storage area was subsequently added that was not included in the original building permit. There is a possibility of legalising the additionally constructed part of the building. The existing holiday house has an active electricity connection, while the municipal water supply connection shaft is located immediately next to the property. However, the existing building is not what determines the true value of this property. Its real potential lies in the 1,496 m² of land, entirely located within the building zone, giving the future owner the freedom to shape the property almost from scratch – whether for the construction of a private home, a holiday house or multiple buildings. The location offers exactly what is most sought after in Gorski Kotar – peace, tranquillity, greenery and a sense of privacy, while at the same time being located in Vrbovsko, close to all amenities necessary for everyday life. A property for a buyer who is not looking for a finished holiday home, but rather a quality building plot on which to bring their own vision to life.

