

ISTRIA ADRIA

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Code :	15953
Location :	Delnice
Building size :	1705 m ²
Garden size :	0.00 m ²
Energy efficiency :	Not specified

Price : 99.000 €



A rare opportunity – land with its own direct access to the Kupa River.

In one of the most beautiful parts of Gorski Kotar, downstream from Brod na Kupa, a 1,705 m² building and agricultural plot is offered for sale, situated directly along the Kupa River.



What truly sets this property apart from most other plots in the area is its private and direct access to the river. There is no road separating the property from the riverbank and no need to cross neighbouring land – you can walk directly from your own property down to the Kupa River.

Of the total area, 785 m² is located within the building zone, while the remaining part is agricultural land extending towards the river.



The land is well maintained, tidy and easily accessible, with direct access from an asphalt road. Surrounded by greenery, forest, river and the mountain landscape characteristic of the Kupa Valley, it offers exactly the combination of privacy and nature that makes Gorski Kotar such a desirable escape from everyday city life.

There is an option to purchase the land on its own, or to purchase it together with an already prepared project for an attractive A-frame house and a building permit which is currently in the process of being issued. The price for the land including the project and building permit is €117,000.



The location is particularly attractive for building a private holiday home, but also offers excellent potential as an investment in a tourist rental property. The river literally becomes an extension of your own garden – ideal for swimming and relaxing by the water during the summer, and for enjoying peace and nature throughout the entire year.

Despite its peaceful and secluded setting, the property is not isolated from everyday amenities. Brod na Kupa and Delnice provide all necessary facilities, while the Delnice motorway entrance/exit is only 15 km away.

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1,705 m² of land, 785 m² within the building zone, direct access to the Kupa River and the possibility of building an A-frame house – a combination that very rarely comes onto the market in this area.

A place for those who are looking for more than just a building plot – a little piece of Gorski Kotar right on the river.