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











Code :	03690
Location :	Skradin
Building size :	4708 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price : 499.000 €

Exclusive to us – Building Plot with 4 Projects for Stone Houses + Pool in Bićine, Near Skradin – Unique Investment Opportunity!

For sale is a fully serviced building plot in Bićine, just 2.5 km from the picturesque town and harbor of Skradin. The 4708 m² plot features a unique project for the construction of 4 traditional stone houses with pools, with 3 already holding building permits. The layout is designed like a small village with its own road. A planned golf course nearby significantly increases the investment potential.

Project Details:

Project 1:

2 houses, each with a net living area of 50 m². Each house has 2 bedrooms, an open kitchen with a living area, a bathroom, a storage room, and 2 large outdoor terraces.
Project 2:

2 single-story houses, each with a net living area of 50 m². They feature 2 bedrooms, a living room with a dining area and kitchen, large terraces, and a spacious outdoor area with 2 parking spaces.
Project 3:

139 m² living area over 2 floors. Outdoor area with a summer kitchen. Inside, there is a large studio room, a hallway, a bathroom, a storage room, and a spacious living room. Large outdoor terraces.
Project 4:

A garage for 2 cars and an additional room that can be used as a laundry. Ground floor: large living room, storage room, office, and bathroom. Upper floor: 2 large master bedrooms, each with its own bathroom, one with a walk-in closet.
Additional Benefits:

Barrier-free planning – ideal for wheelchair access.
Planned golf course nearby, increasing property value.
Only 2.5 km from the popular town and harbor of Skradin.

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

Seize this rare opportunity to invest in one of Croatia's most beautiful and sought-after regions. This building project offers ideal conditions for investors or buyers looking to create their dream home in a stunning location.

Sales price: €499,000 + 3.75% commission (incl. VAT)

Discover more exclusive property listings on our website: https://istria-adria.com/ Not finding what you're looking for? Contact us for personalized assistance with your property search!

Location details are available exclusively for registered clients. Viewings can be arranged at any time – we offer full support for all administrative processes and comprehensive assistance in both German and Croatian.

Please note: A viewing of the property is only possible after signing a brokerage agreement. This is to protect the owner's interests and complies with privacy and real estate agency laws.

Don’t miss this opportunity to secure your ideal home in Vir. We look forward to hearing from you!