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





Code :	04082
Location :	Senj
Building size :	502 m2
Lot size :	619 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	12
Number of rooms :	18
Number of bathrooms :	6
Number of toilets :	6
Garage :	Yes
Basement :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2023

Price : 549.000 €

Senj – Shell Construction with 6 Residential Units and Sea View in Prime Location near the Beach
For sale is a solidly built shell construction located on an elevated plot above the historic center of Senj. This property includes six planned residential units with sea views and offers excellent potential for investment – ideal for holiday rentals, long-term leasing, or resale of individual apartments.

Key Information
– Land plot: 619 m²
– Building layout: ground floor + 2 upper floors + basement level with garages and storage rooms
– 6 planned units, each featuring:
- 2 bedrooms
- Open-plan living room with kitchen and dining area
- Bathroom + additional guest toilet
- Terrace or loggia accessible from bedrooms and living room

Property Highlights
– Sea view: partial from the 1st floor, panoramic from the 2nd floor (including the old town and nearby islands)
– Garage included for each apartment
– Additional outdoor parking possible on adjacent parcel depending on landscaping
– Distances: 400 m to the beach, 500 m to the town center, 350 m to the nearest supermarket
– Excellent road access: only 23 km to the A1 highway (Žuta Lokva exit)

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

Investor Advantages
As a shell construction, the property allows for full flexibility in interior layout, design, and materials. Whether you're planning tourist apartments, modern rental flats, or units for individual resale – you control the concept and quality.

Why Senj?
Senj is one of the oldest towns on the northern Adriatic, located at the junction of sea and mountain. Its growing popularity, authentic charm, and practical infrastructure make it a strong investment location with excellent long-term potential.

Price: €549,000 + 3.75% agency commission (incl. VAT)