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Code :	09789
Location :	Delnice
Building size :	2436 m2
Garden size :	0.00 m2
Energy efficiency :	Not specified

Price : 129.000 €

For Sale – Building Land 2,436 m², Delnice – Lučice, Gorski Kotar
Building land of 2,436 m² for sale, located in the Lučice settlement, in a peaceful and green part of Delnice, within the residential construction zone (N2) – undeveloped but regulated area of the construction zone.

The plot is of regular shape, with access via a public asphalt road, and utilities available nearby (water, electricity, sewage).

According to the valid spatial plan, it is allowed to build a family house under the following urban planning conditions:

Maximum building height: up to 9.0 m

Allowed levels: ground floor + first floor (basement/attic also possible)

Minimum distance from plot borders: 3 m for single-story, 4 m for two-story buildings

Building coverage ratio (KIG): up to 0.3

Floor space index (KIS): up to 0.6

Minimum plot size: 500 m², minimum width: 16 m

This location is ideal for those looking for peace and nature, while still being close to town infrastructure. The town center is only a few minutes' drive away.

The plot is suitable for a holiday home or permanent residence, offering great flexibility for designing your future project.

Clear ownership. Documentation available upon request.

Feel free to contact us for more information or to arrange a viewing.

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