



SeeAdria
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|--------------------------------|---------------|
| ID : | 00000 |
| Location : | Raša |
| Lot : | 9161 m2 |
| Distance from the sea : | 1 km |
| Energy efficiency : | Not specified |
| Sea View : | Yes |

Price : 1.450.000 €

Attractive building plot

Building land for sale, surface area 9,161 m². The scope is located within the boundaries of the construction area, residential use, intended for the construction of family houses or holiday homes with outdoor swimming pools. The land currently consists of 3 cadastral parcels and is positioned partly within the protected coastal strip of the sea (1000m). The scope is irregularly shaped, in the north-south direction. The configuration of the land is mostly steep, with a height difference of approx. 27.5 meters in the east-west direction, an absolute elevation of 185.00 m.a.s.l. up to 212.50 m.a.s.l. on a length of approx. 140 meters. On the eastern side, the area is directly connected to the access road (county road Ž5081: Labin - Crni - Ravni).

The construction of the road with the infrastructure, which consists of: hydrant network, storm drainage, water pipeline, public lighting, telecommunications, has been started on the land, for which a valid construction permit has been obtained. So far, rough construction works have been carried out (earthworks, excavations, construction of supporting reinforced concrete walls). The road is located on a separate building plot, surface area: 1,414 m². The developed project documentation envisages the construction of 7 residential buildings (villas). The villas are positioned on separate plots ranging in size from 850 m² to 1700 m². For future buildings, all special terms and conditions of connection, offers and contracts for electricity connection have been obtained, all main projects have been drawn up, and the process of issuing building permits is currently underway.

According to the valid spatial plan, it is possible to build free-standing, semi-built-in or built-in buildings on the plots, floor plan Po+P+1, maximum height above ground 7 m. The prescribed maximum built-up coefficient is 0.25, and the utilization coefficient is 0.75 for free-standing buildings. The minimum size of the building lot is 300 m². The roof of the building can be flat, sloping or combined. The minimum area of





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natural terrain is 20%, and the minimum number of parking spaces - 2 PM.
The possibility of buying land individually by parcels or as a single unit-comprehensive.