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## **City Peljesac, Croatia, Large Seafront Land on Pelješac Peninsula with Development Potential -**

**Ref. : 2047/18ex**



**Selling price: 1.300.000 €.**

**Location : Peljesac**

**Advantages:**

- Sea view
- Stone house
- Best offer
- Exclusive sale
- It has an Energy Certificate

**Description :**

- Living space : **94 m<sup>2</sup>**
- Land space : **32227 m<sup>2</sup>**
- Number of rooms : **2**
- Number of floors :
- Number of bathrooms : **2**
- Distance from sea : **5 m**

This exceptional coastal property is located on the Pelješac Peninsula, near the small seaside settlement of Kobaš, one of the most authentic parts of the southern Adriatic.

The property consists of 32,227 m<sup>2</sup> of land positioned directly along the coastline, offering an unusual combination of large surface area, privacy and proximity to the sea. Within the land there are two registered structures with a total footprint of 94 m<sup>2</sup> (70 m<sup>2</sup> + 24 m<sup>2</sup>), which allows reconstruction in accordance with existing regulations.

The land is currently cleared and maintained, with approximately 50 fig trees planted, reflecting the traditional agricultural character of the region.

Access to the property is provided via a local road from the nearby village, while electricity and water connections are located approximately 1 kilometre away.

Due to its size and configuration, the property may also be suitable for establishing a family agricultural estate (OPG). Under such conditions, it may be possible to construct an additional ground-floor building of up to 400 m<sup>2</sup>, together with a basement area of up to 1,000 m<sup>2</sup>, subject to applicable regulations.

Large coastal parcels with existing registered buildings are becoming increasingly rare along the Croatian coast, making this property particularly attractive for buyers seeking long-term development potential, privacy and a direct connection to nature.

For further details and additional documentation, please contact our office.

