

Šibenik, Solaris

Residential, S zone, land plot

There will be several options available for future investor in this project including a possible joint venture.

Property is located right next to marina of hotel complex "Solaris", near Šibenik. Location has many benefits, one of which is future golf course that will be built right above "Solaris" tourist resort and will then border with this land plot.

The planning is in the finishing stages for this area and according to UPU (Urbanistički Plan Uređenja), will allow for 4 to 6 buildings, each with 400 to 600sqm BRP on a 4.000sqm land plot.

Another 7.000sqm land plot with similar building allowance is available from the same owner right next to this 4.000sqm property.

Two national parks, NP Krka and NP Kornati, are very close to the property and just the fact that it is essentially first row to the sea, residential building zone, makes this a very rare investment opportunity.

Being close to all-year-round yachting marina and future golf course, will bring high expectation buyers and would require exclusive project with high quality materials and architectural design.

Worth mentioning is that "Solaris" tourist resort, www.solaris.hr, is opened throughout the year. There are five hotels each with its own outdoor swimming pool, newly built wellness centre with six indoor pools, several kilometers of beaches with restaurants, pizzerias and many other facilities.

The terrain is essentially flat with a paved access road leading to Yacht marina Solaris which has 320 sea and 200 dry berths.



Climate in the area is distinctly Mediterranean with high annual insolation (2710 hours). Summer temperatures are rather high, but they are softened by wind called maestral (blows from the sea towards the coast).

It rains mostly in the winter and summers are mostly dry. Coastal vegetation is Mediterranean.