

Investment project

Senj, Kvarner



Ref	RE-AB-MAR10
Type	Investment project
Region	Kvarner > Novi Vinodolski
Location	Senj
Front line	Yes
Sea view	Yes
Distance to sea	10 m
Floorspace	44000 sqm
Plot size	51000 sqm
Price	€ 8 000 000

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Magnificent new project in Senj area including marina for 200 berths and dry marina!

The total land area is 51,000 m². The net area of building plots (excluding roads and green spaces) will be approximately 46,000 m².

The coverage ratio (KIG) for the entire area is 0.4, with the number of floors ranging from 3 to 4.

A smaller building area will be designed, approximately 44,000 m² (maximum), but more is possible.

The project consist of:

- Nautical Marina with max. 200 berths; Facilities of the Marina, including a Fuel Station, Crane, Water and electricity supply, Sanitary facilities, Service station, Car parking, Restaurant, Café bar;
- Dry dock marina with existing closed storage facility of 1.450 m² and organized open storage area of 2.000 m²;
- Residential Building plot of 41,500 m² in total; min. 45 building plots; average plot area is 894 m²; includes two locations:
 1. „Waterfront Location“ - M2 Zone - Building plot in total of 2,191 m² for construction of Commercial Apartments with prime, first row by the Marina position;
 2. „Seaview Location“ - M1 Zone - up to 44 residential Building plots in total of 39,270 m² for construction of Residential Luxury Apartments, in the immediate vicinity of the sea and Marina.

Construction will include:

- Up to 2 large multi-family buildings (4 floors) with approximately 30 apartments each;
- Approximately 40 smaller multi-family buildings (mostly 2 floors, with some having 3 floors) with 4-6 apartments each;
- 1 aparthotel with around 12 apartments and one separate apartment;

Note: Photos are used for illustrative purpose only.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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