

Land plot

Costabella, Rijeka, Kvarner



Ref	RE-U-32220
Type	Land plot
Region	Kvarner › Rijeka
Location	Costabella, Rijeka
Front line	No
Sea view	Yes
Distance to sea	80 m
Plot size	1100 sqm
Price	Price upon request

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Rare land plot in Bivio-Costabella aea of Rijeka mere 80 meters from the sea!
Highly demanded and prestigious location with amazing sea views!

There is a valid building permit for an apartment building of 600m2 (BRP) (paid contributions for utilities, water, electricity, telephone).

Certain earthworks have already been done in 2023 and so far a 40 m long retaining wall has been built and work has been done on the excavation for the pool (the pool is not mandatory for the future investor), and the pool would be located behind the building.

The areas of the apartments according to the project are as follows:

■ GROUND FLOOR

- apartment 1, 3 bedrooms + living room, usable net area 95 m2, belonging to the apartment 215 m2 (with coefficient 42 m2), calculation area with coefficients 137 m2
- apartment 2, 2 bedrooms + living room, usable net area 72 m2, belonging to the apartment 309 m2 (with coefficient 49 m2), calculation area with coefficients 121 m2

■ FIRST FLOOR

- apartment 3, 3 bedrooms + living room, usable net area 99 m2, belonging to the apartment 49 m2 (with coefficient 23 m2), accounting area with coefficients 127 m2
- apartment 4, 2 bedrooms + living room, usable net area 72 m2, belonging to the apartment 46 m2 (with coefficient 22 m2), calculated area with coefficients 94 m2

■ SECOND FLOOR

- apartment 5, 3 bedrooms + living room, usable net area 105 m2, belonging to the apartment 139 m2 (with coefficient 53 m2), accounting area with coefficients 158 m2

The field is located on a hill.

The field is located right next to the paved road.

All utilities to the field.

The land is cleared and ready for construction.

A property from which you can literally walk to the sea and the beach in one minute!

A good opportunity for investors who are engaged in the construction of residential buildings - flats - apartments, but also for those who would like to build a family house / villa.

PROPERTY IN A GREAT UNIQUE LOCATION WITH GREAT POTENTIAL!!!

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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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Average price/m² of this type
in this region:
280 €

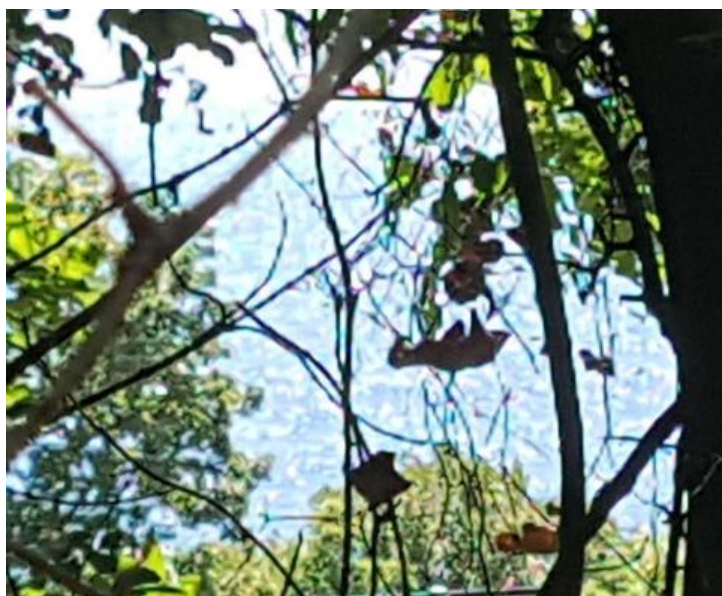
Median price/m² of this type
in this region:
190 €

Average price/m² of this type
in Croatia:
267 €

Median price/m² of this type
in Croatia:
180 €

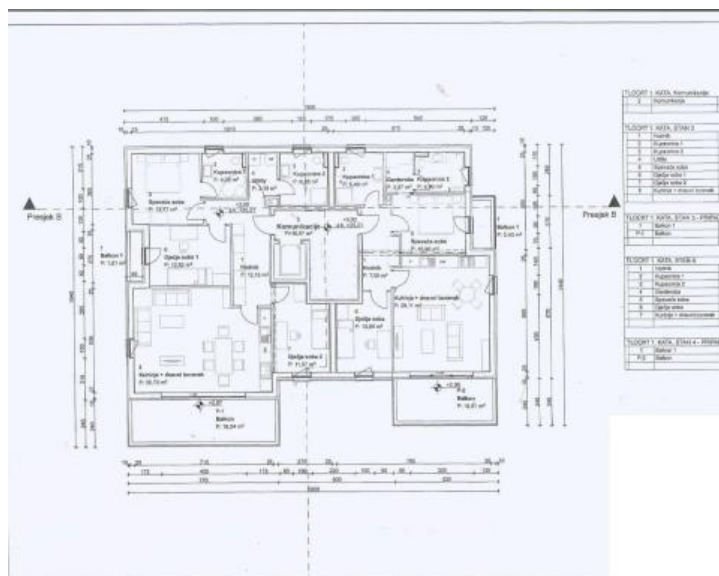
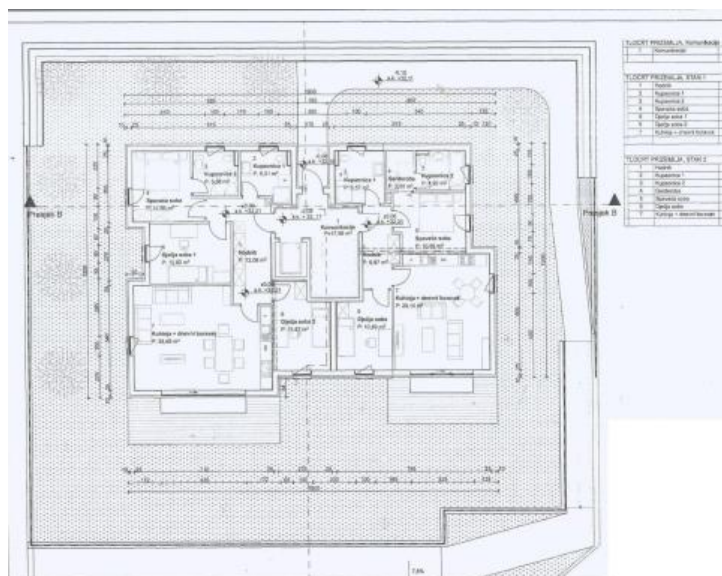
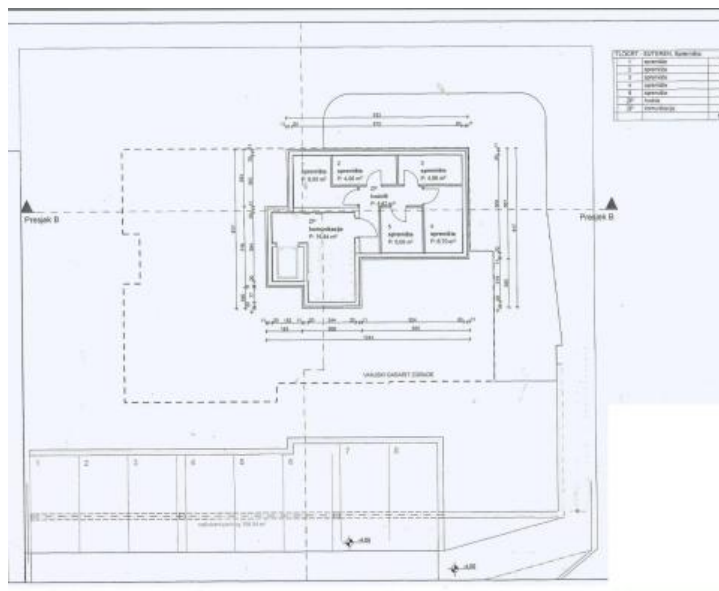
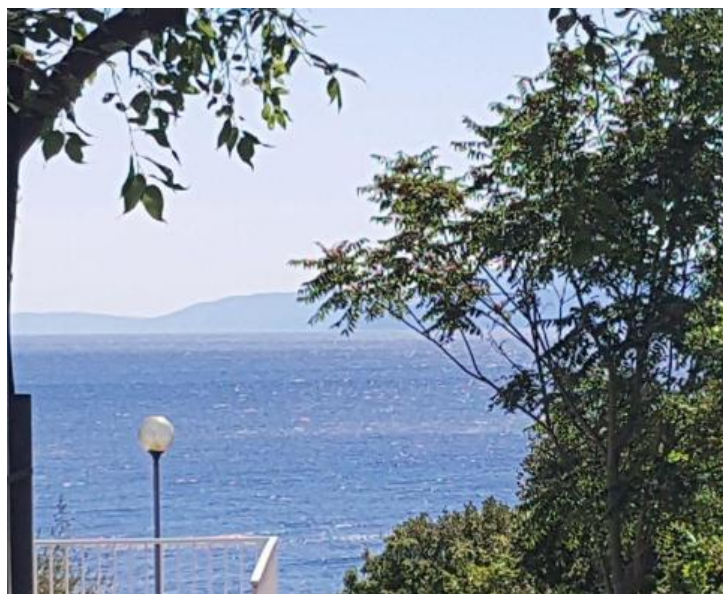
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