

Land plot

Brseč, Mošćenička Draga, Kvarner



Ref	RE-U-32651
Type	Land plot
Region	Kvarner > Opatija
Location	Brseč, Mošćenička Draga
Front line	No
Sea view	Yes
Distance to sea	1500 m
Plot size	696 sqm
Price	€ 156 000

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Urbanized Land of 696 sq.m.with a View of the Picturesque Horizon of Kvarner Bay

The enchanting town of Opatija, often hailed as the pearl of the Adriatic and the birthplace of tourism, has long captivated the imagination, and rightly so. Yet, the surrounding locales, no less beguiling, share in the splendor of this Kvarner gem. Nestled where the mighty Učka mountain plunges into the embrace of the waves lies the medieval town of Brseč, perched on a coastal cliff 157 meters high. This entire town is preserved as a cultural monument, a testament to its rich history. It is in this captivating confluence of Kvarner's stunning coastline and verdant hills that an urbanized plot with a view of the picturesque horizon of the Kvarner Bay now becomes available.

This land, graced with a cascading slope adorned with both low and towering vegetation, presents a panorama that truly takes the breath away. A modest one-story building of approximately 39 m² stands on this plot, duly recorded in both the land register and the cadastral records. The land is easily accessible via a public thoroughfare, an asphalted road, with all essential infrastructure conveniently close at hand.

According to spatial planning documentation, this mixed-use construction land is situated in an area of exceptional landscape value, within the cherished coastal belt of Istria, partly extending into the protective zone of the national road. The Urban Development Plan designates these mixed-use areas for the construction of residential buildings accommodating up to four units. Such buildings may also house other functions harmonious with residential living, causing no disturbance to the environment. Furthermore, the land permits the construction of hospitality and tourism-related structures, which may include hotels, aparthotels, pensions, lodgings, and hostels, integrating other compatible uses that support the primary purpose.

Residential structures may be erected as free-standing, semi-detached, or terraced buildings relative to neighboring plots. The minimum size of a residential building plot is 400 m². For hospitality and tourist accommodations, the plot must measure no less than 900 m² for free-standing or semi-detached structures, and 600 m² for terraced constructions. Architectural designs must honor the quality and tradition of local construction, incorporating details, proportions, and materials characteristic of the region's climate and heritage.

Given its prime location, unique configuration, and clear ownership, this land offers an extraordinary opportunity to build a family residence or a vacation retreat, steeped in the timeless beauty of Kvarner's coast.

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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Price per m²:
224 €

Average price/m² of this type
in this region:
358 €

Median price/m² of this type
in this region:
271 €

Average price/m² of this type
in Croatia:
266 €

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

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