

Land plot

Kukuljanovo, Bakar, Kvarner



Ref	RE-U-16684
Type	Land plot
Region	Kvarner > Rijeka
Location	Kukuljanovo, Bakar
Front line	No
Sea view	No
Plot size	8140 sqm
Price	Price upon request

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Commercial Building Land (Industrial, Commercial, Craft) in Industrial Zone in KUKULJANOVO, BAKAR

COMMERCIAL BUILDING LAND

- **Land Area:** 8,140 m² with the possibility of further expansion.
- **Geometric Shape:** Extended trapezoid.
- **Topographical Position:** Facing south towards the regional road with a 120 m frontage and east with an 80 m frontage.
- **Terrain Nature:** Flat with a rocky base.
- **Location:** Situated in the Kukuljanovo Industrial Zone – Bakar (Croatia), at the entrance to Rijeka's industrial zone, with two main roads providing access and proximity to the highway.
- **Connectivity:** Bus routes to Rijeka and Bakar.
- **Industry Presence:** Yes, Kukuljanovo is a highly sought-after industrial area.

Construction Parameters:

- **Buildable area:** 5,600 m², with an additional 2,540 m² of Croatian Roads land leased for parking use.
- **Distance of Building from Plot Boundary:** 6 meters from the road.
- **Maximum Building Height:** 12.5 meters (eave height).
- **Construction Conditions:** Up to 50% build coverage, a maximum eave height of 12.5 meters, buildings

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up to 5,000 m² with three floors.

This is an excellent opportunity for investors involved in the construction of commercial buildings or industrial halls.

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:
268 €

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

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