

# Land plot

Jušići, Matulji, Kvarner



<b>Ref</b>	RE-U-33187
<b>Type</b>	Land plot
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Jušići, Matulji
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	1250 sqm
<b>Plot size</b>	1330 sqm
<b>Price</b>	€ 390 000

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In the serene town of Jušići near Opatija, an ambitious construction project has begun, offering 1,250 square meters of potential on a land plot spanning 1,330 square meters, with a captivating view of the sea.

The land itself measures a generous 1,330 m<sup>2</sup> and is designed to host a significant structure:

- 700 m<sup>2</sup> of residential and commercial space.
- 295 m<sup>2</sup> reserved for recreation and wellness activities.
- The plan includes an elevator and 16 parking spaces.
- This low-energy building boasts a Class A rating, consuming just 70 kW/m<sup>2</sup> annually (estimated costs of €4.5/m<sup>2</sup>).

Once completed, the property could house 12 to 20 apartments, alongside a bar and wellness center, providing accommodation for 40 to 45 guests.

Oriented toward the south, this plot and its ongoing construction benefit from a quiet, peaceful location, just off a paved road. All utilities are already available on-site, with clear and clean ownership records ensuring the smooth progression of the build. The commencement of construction has been officially registered, meaning building can proceed immediately. All municipal fees for water, electricity, and other essential services have been paid.

While the future property will not offer a sea view from the ground floor, the first floor promises a splendid vista of the sea and the Kvarner Bay. Conveniently located 2.2 km from the coast as the crow flies, or 5.5 km by car (approximately 9 minutes), this location offers both tranquility and accessibility.

This property, with its prime location and immense potential, is a rare opportunity for serious investors seeking a lucrative project in this picturesque region.

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 m<sup>2</sup>:  
293 €

Average price/m<sup>2</sup> of this type  
in this region:  
360 €

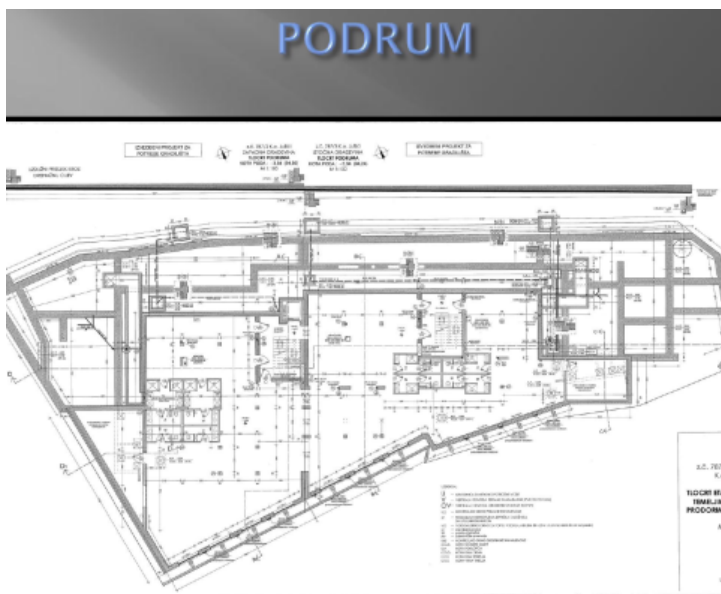
Median price/m<sup>2</sup> of this type  
in this region:  
274 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
180 €

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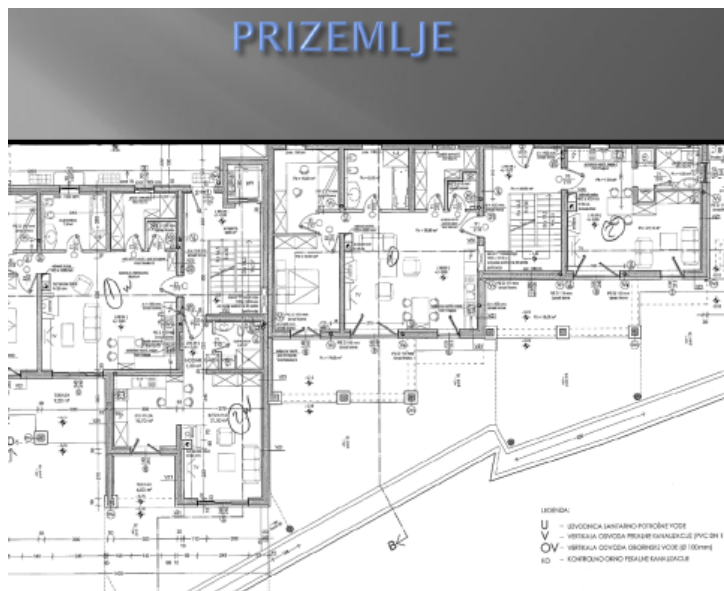
Jušići, Matulji, Kvarner



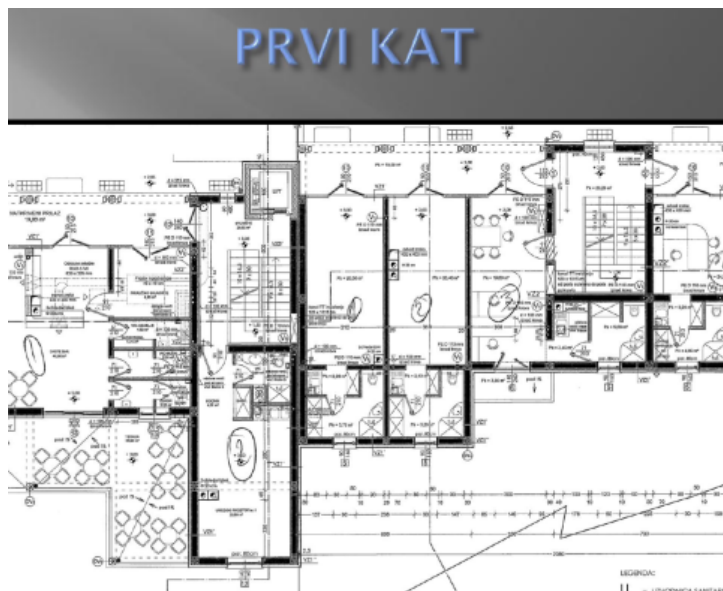
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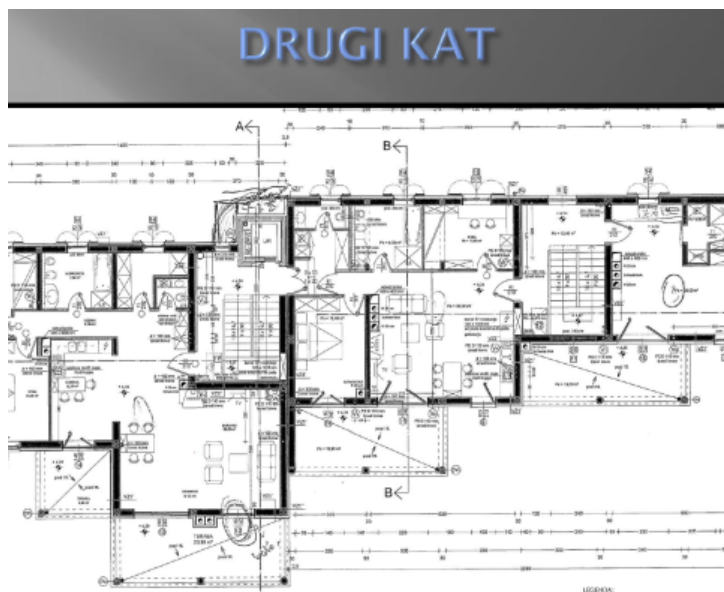
### PRIZEMLJE



### PRVI KAT



### DRUGI KAT



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