

Land plot

Veprinac, Kvarner



Ref	RE-AB-HOR1
Type	Land plot
Region	Kvarner › Opatija
Location	Veprinac
Front line	No
Sea view	Yes
Distance to sea	600 m
Floorspace	463 sqm
Plot size	757 sqm
Price	€ 364 000

Land plot

Veprinac, Kvarner



Land plot in Veprinac, Kolavici area, over Opatija, with panoramic sea views!

Distance from the sea by air is cca. 600 meters, by road cca. 2 km.

There is a ready project for luxury villa with swimming pool, valid building permit and paid communal fee within the price.

The land plot covers an area of 757 m², oriented southeast with stunning open views of the sea, the city of Rijeka, and the entire Kvarner Bay.

Parking is located at the lower end of the land plot, behind the house, allowing level access to the entrance. The house is centrally positioned on the property, surrounded by greenery. Each terrace offers breathtaking views of the sea and Kvarner Bay, with the Učka mountain in the background.

The house has a total gross area of 242.60 m² of enclosed space, plus an additional 144.25 m² of open terraces and a 32 m² outdoor swimming pool. The layout includes a basement, ground floor, and an upper floor. Brutto area of the future villa is 463 sq.m.

The property is designed to achieve a 5-star rating.

Fast exit to the new highway.

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.

Land plot

Veprinac, Kvarner



Price per m²:
481 €

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

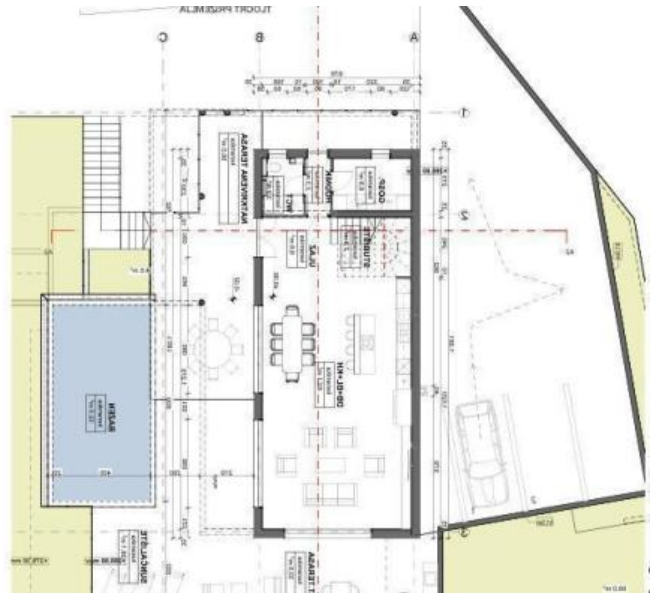
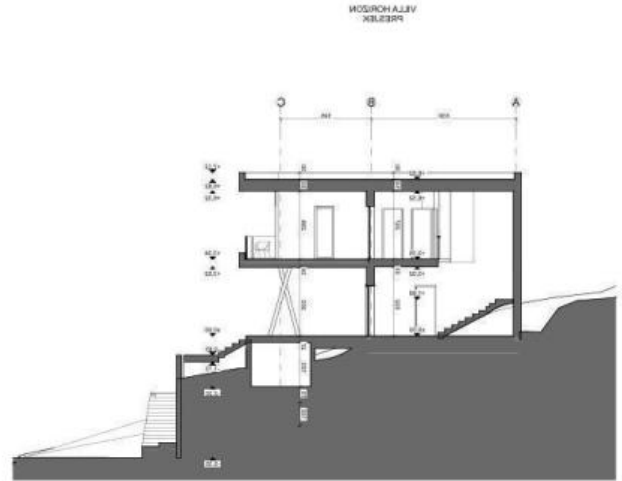
Median price/m² of this type
in this region:
271 €

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

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

Land plot

Veprinac, Kvarner



Land plot

Veprinac, Kvarner

