

Land plot

Novi Vinodolski, Kvarner



Ref	RE-U-34433
Type	Land plot
Region	Kvarner > Novi Vinodolski
Location	Novi Vinodolski
Front line	No
Sea view	Yes
Distance to sea	250 m
Plot size	734 sqm
Price	€ 355 000

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Land in Novi Vinodolski, with building permit for building of 6 apartments, mere 250 meters from the sea!

A prime building plot of 734 m² with a valid construction permit for a six-unit residential building, urgently for sale in a highly desirable location!

This south-facing property boasts an open sea view and is accessible by a paved road. The terrain is completely flat, ensuring straightforward construction, and offers breathtaking views of the sea.

Situated in a quiet and peaceful area within the attractive region of Novi Vinodolski, all essential utilities are close by. The future property will have sea views even from the ground floor, with panoramic views across the Kvarner Bay from the first floor.

Just 250 meters from the sea as the crow flies, the location also benefits from excellent infrastructure, making it a fantastic investment opportunity.

This property is ideal for developers interested in building residential units or apartments, as well as for those planning to construct a rental property, vacation home with a pool, or family villa in a serene and scenic environment.

Important: There is a similar 728 sq.m. urbanized land nearby, also with building permit for the building of 6 apartments.

There is a possibility to purchase it as well for 355 000 eur. Price for both terrains, of 1462 sq.m. in total, with valid building permits for the two buildings of 12 apartments in total would be 710 000 eur.

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:
484 €

Average price/m² of this type
in this region:
235 €

Median price/m² of this type
in this region:
227 €

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

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

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