

Land plot

Sveta Jelena, Kvarner



Ref	RE-U-32705
Type	Land plot
Region	Kvarner › Opatija
Location	Sveta Jelena
Front line	No
Sea view	Yes
Distance to sea	800 m
Plot size	2139 sqm
Price	€ 460 000

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Prime Building Plot in Sveta Jelena, Mošćenička Draga - Ideal for Villas or Holiday Homes with a Pool and Magnificent Sea Views!

ADRIONIKA presents an exceptional building plot of **2,139 m²** in Sveta Jelena, Mošćenička Draga, offering breathtaking panoramic views of Kvarner Bay and its islands. This prime property is **perfect for constructing up to three family villas or holiday rental homes with a swimming pool.**

A **small existing building** is already on the plot, with an approved building permit attached. The property is located **800 meters from the sea (as the crow flies) or approximately 5 km by car**—a short 10-minute drive. Utilities, including **water and electricity**, are available on-site. The terrain is partially flat, with a gentle slope in some areas, and is easily accessible via a paved road.

Situated in a **peaceful and quiet location**, this **clean and well-documented property** offers an excellent investment opportunity.

For further details or to arrange a viewing, please feel free to contact us.

Explore the Charm of Brseč

Nearby, the medieval town of **Brseč** sits atop a dramatic cliff overlooking Kvarner Bay. Its **narrow stone streets and authentic Mediterranean charm** create an enchanting atmosphere. With stunning sea views and a serene environment, Brseč is the perfect retreat for those seeking **tranquility and a true Mediterranean experience.**

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:
215 €

Average price/m² of this type
in this region:
362 €

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

Average price/m² of this type
in Croatia:
268 €

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

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