

Land plot

Bregi, Kvarner



Ref	RE-U-37050
Type	Land plot
Region	Kvarner > Opatija
Location	Bregi
Front line	No
Sea view	Yes
Distance to sea	1850 m
Plot size	1383 sqm
Price	€ 100 000

Building Plot with Sea View and Location Permit - Excellent Investment Opportunity!

This prime building plot of **1,383 m²** offers a **stunning sea view** and comes with a **valid location permit**. The **main project for an urban villa with a pool** has already been submitted for a **building permit**, making this an ideal opportunity for investors or individuals looking to build a private residence.

Property Features

- **Total area:** 1,383 m²
- **Elevated position with a sea view**
- **Quiet and peaceful location** with direct access to an asphalt road
- **All utilities available on-site**
- **Clean and legally verified ownership**
- **Cleared land, ready for construction**

This plot is perfectly suited for:

- **Developing a luxury villa with a pool**
- **Constructing rental apartments or holiday homes**
- **Building a private family residence in a tranquil setting**

The property is approximately **1.85 km from the sea**, offering both privacy and accessibility.

Prime Location - Opatija, Croatia

Opatija is one of Croatia's **most prestigious coastal towns**, situated on the **Adriatic Sea** at the foot of **Mount Učka**. Renowned for its **historic architecture, luxurious villas from the Habsburg era, and beautiful coastline**, Opatija is a highly desirable location for real estate investment.

Why Invest in Opatija?

- **Increasing property value** due to high demand
- **Excellent rental potential** with strong occupancy rates
- **Estimated return on investment between 5% and 10%**
- **Proximity to Krk and Cres Islands**, offering breathtaking sea views and natural beauty

This property is an outstanding opportunity for those looking to build a **family home, vacation retreat, or a profitable investment property** in one of Croatia's most exclusive locations.

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For more information or to schedule a viewing, please contact us.

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:
72 €

Average price/m² of this type
in this region:
360 €

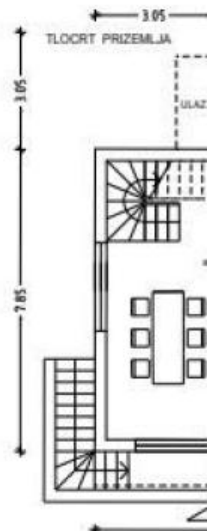
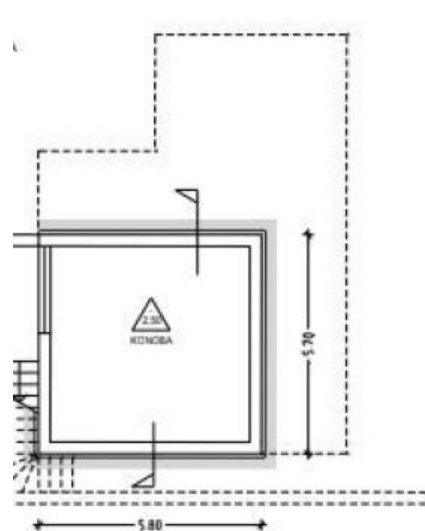
Median price/m² of this type
in this region:
274 €

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

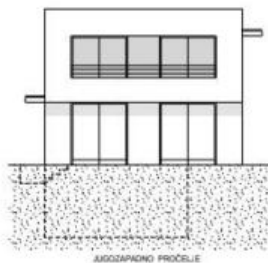
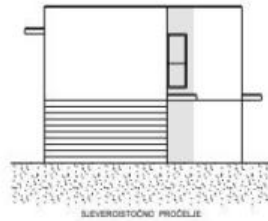
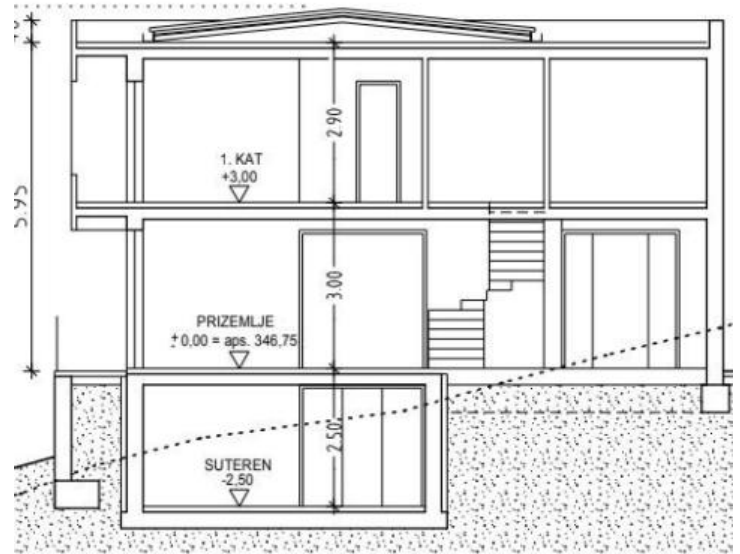
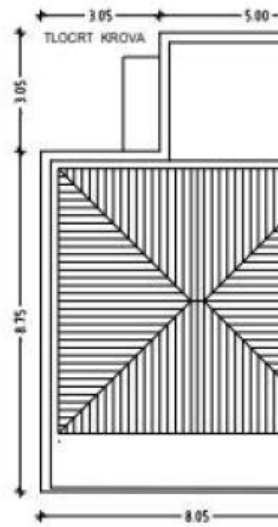
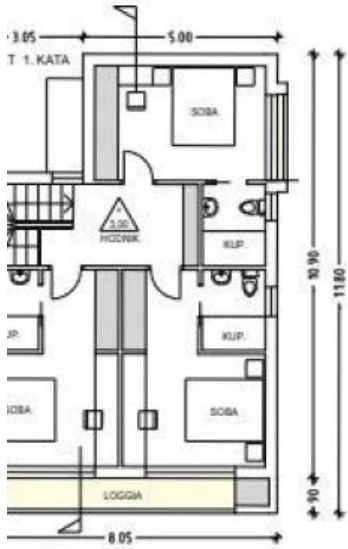
Median price/m² of this type
in Croatia:
180 €

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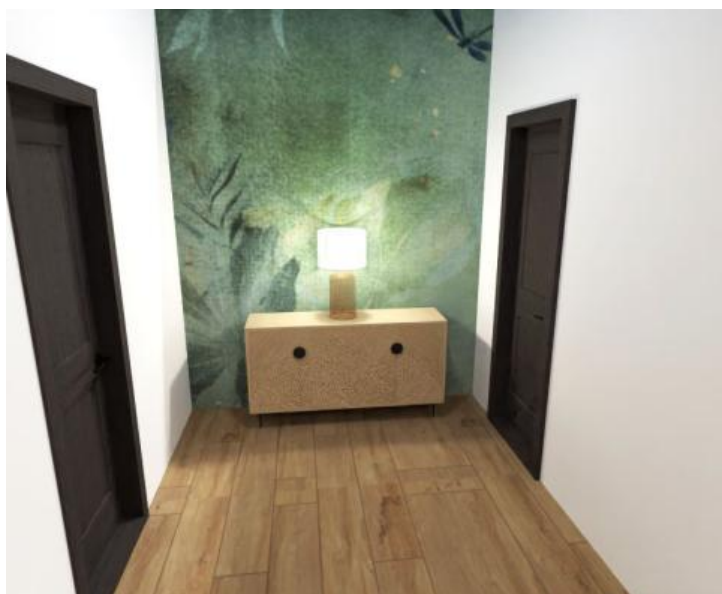
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