

# Land plot

## Crikvenica, Kvarner



\*PRIBLIŽNA VIZUALIZACIJA

<b>Ref</b>	RE-U-38911
<b>Type</b>	Land plot
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Crikvenica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	400 m
<b>Plot size</b>	620 sqm
<b>Price</b>	€ 205 000

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Land plot in Crikvenica with sea views, 400 meters from the sea.

Land plot of 620 sq.m. is urbanized and has got building permit for luxury villa.

Designed house: detached, ground floor + 1 level, impenetrable roof.

Gross area: approx. 200 m<sup>2</sup> (outlined floor plan: 14.60 x 9.80 m).

Ground floor content: hallway, bathroom, storage room, bedroom, kitchen with dining room and living room, exit to covered terrace.

First floor: three bedrooms, two bathrooms, hallway, storage room and two covered terraces.

Swimming pool: irregular shape with max. dimensions 6.0 x 5.05 m .

Modern design: bright facade, stone or wood details .

Quality construction: reinforced concrete structure, ETICS facade system, PVC joinery with insulated glass .

Planned heating/cooling: air conditioning (split system), possibility of biomass stove .

Natural lighting and ventilation in all rooms .

This land represents an excellent opportunity for the realization of a top-notch project with already prepared documentation.

It is located in a quiet and urbanized part of Crikvenica, with quick connections to all amenities.

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>:  
331 €

Average price/m<sup>2</sup> of this type  
in this region:  
333 €

Median price/m<sup>2</sup> of this type  
in this region:  
300 €

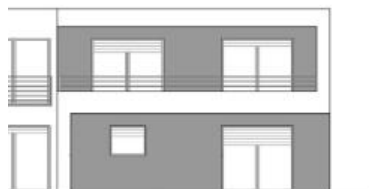
Average price/m<sup>2</sup> of this type  
in Croatia:  
268 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
181 €

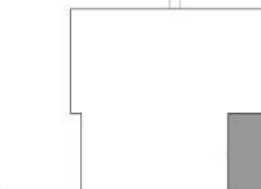
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## Crikvenica, Kvarner

JUŽNO PROČELJE



ISTOČNO PROČ



SEVERNO PROČELJE



ZAPADNO PROČ

