

# Land plot

## Lokve, Kvarner



<b>Ref</b>	RE-AB-P-64
<b>Type</b>	Land plot
<b>Region</b>	Kvarner › Rijeka
<b>Location</b>	Lokve
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Plot size</b>	13000 sqm
<b>Price</b>	€ 500 000

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Paradise location in the area of Lokve in Gorski Kotar!

This area is commonly called green lungs of Croatia or Croatian Switzerland.

It is fantastic zone of purest lakes, virgin woods and mountains just 130 km from Zagreb on the way to the seaside.

Breathtaking views of Croatian hinterland, curing air of the mountains are truly unforgettable.

This is a hidden treasure of Croatia, which is popular not only thanks to it's beautiful coastline but also due to wonderful mountain destinatons.

Investment property offers 13000 m2 of land which is currently 50 m from the lake but due to reconfiguration being done by local municipality, another small lake will approach the land from another side.

Land is currently zoned for touristic development but zoning can be changed by local municipality as per idea of investor.

Of 13 000 m2 of land, 3500 m2 is in zone of residential construction and on the other territory small bungalos are possible on every 300 m2.

There is a road approaching the land.

This is an ideal location for a tourist resort offering bungalos or camping facilities.

Professional design and construction services to complete the project can be offered.

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>:  
38 €

Average price/m<sup>2</sup> of this type  
in this region:  
457 €

Median price/m<sup>2</sup> of this type  
in this region:  
458 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
361 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
250 €



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