

# Land plot

## Medveja, Kvarner



<b>Ref</b>	RE-AB-P-73
<b>Type</b>	Land plot
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Medveja
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Floorspace</b>	600 sqm
<b>Plot size</b>	1760 sqm
<b>Price</b>	€ 3 900 000

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Price is discussible! Subject to offers!

Further bargain is possible!

Super-project on Opatija riviera - waterfront position right by the promenade and beachline!

Beautiful Medveja beach is nearby!

Ready building permit already agreed with all official bodies!

Beautiful sea views!

Construction has already started. The foundation is made, retaining walls, floor slab of the 1st floor are ready. In accordance with the project it will be an apart-building with 6 apartments (four apartments with 2 bedrooms each and two studios), reception and cafe.

Total surface of land is 1760 m2. T2 zone (land meant for apart-hotels and villas).

Ideal area for apart-hotel or lux villa.

Min contruction parcel is 1100 m2.

Brutto-surface of the building is 640 m2.

Two levels of 320 sq.m.

Plus underground level of 320 sq.m. is possible.

KIG is 0,2.

Max height is 10 meters

Max number of levels is two overground levels and basement level.

Min distance from main state road is 12 meters.

Min distance from sea promenade is 20 meters.

Min distance from neighbours is 5 meters.

Project can still be changed upon Buyer's decision.

\* NOTE: it is possible to buy adjucent land plot of 1650 sq.m. to build two luxury villas.

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>:  
2216 €

Average price/m<sup>2</sup> of this type  
in this region:  
597 €

Median price/m<sup>2</sup> of this type  
in this region:  
278 €

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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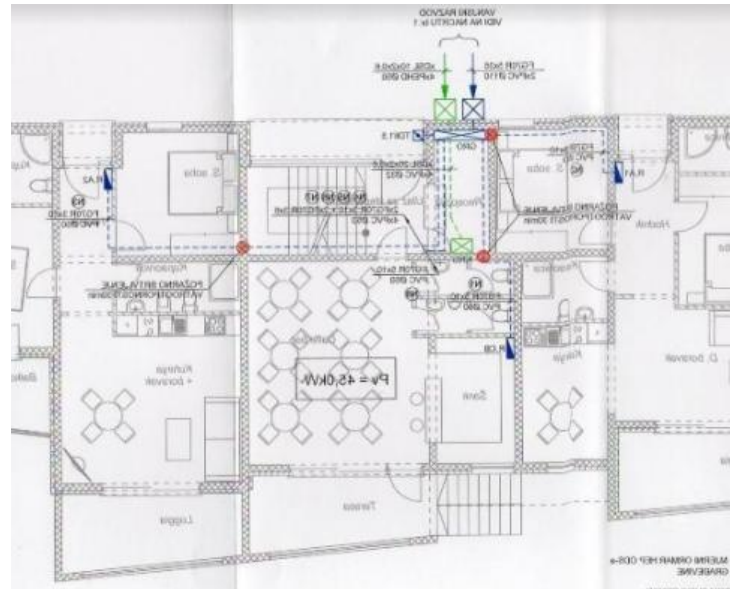
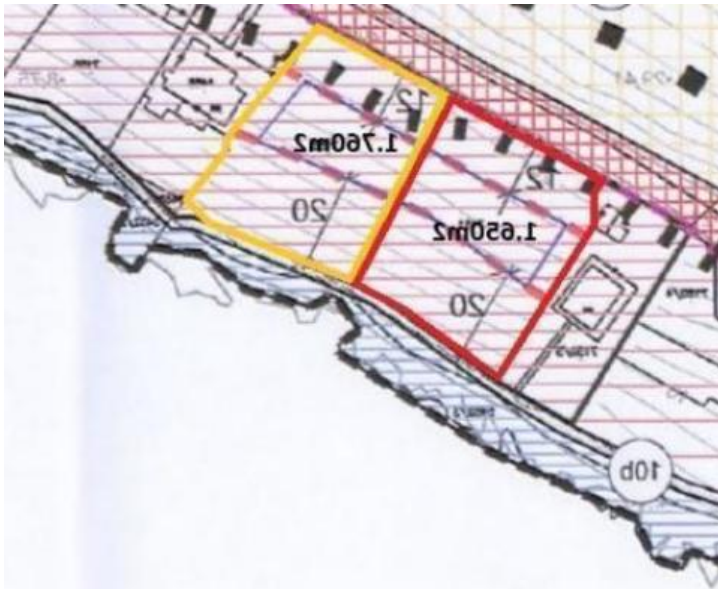
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