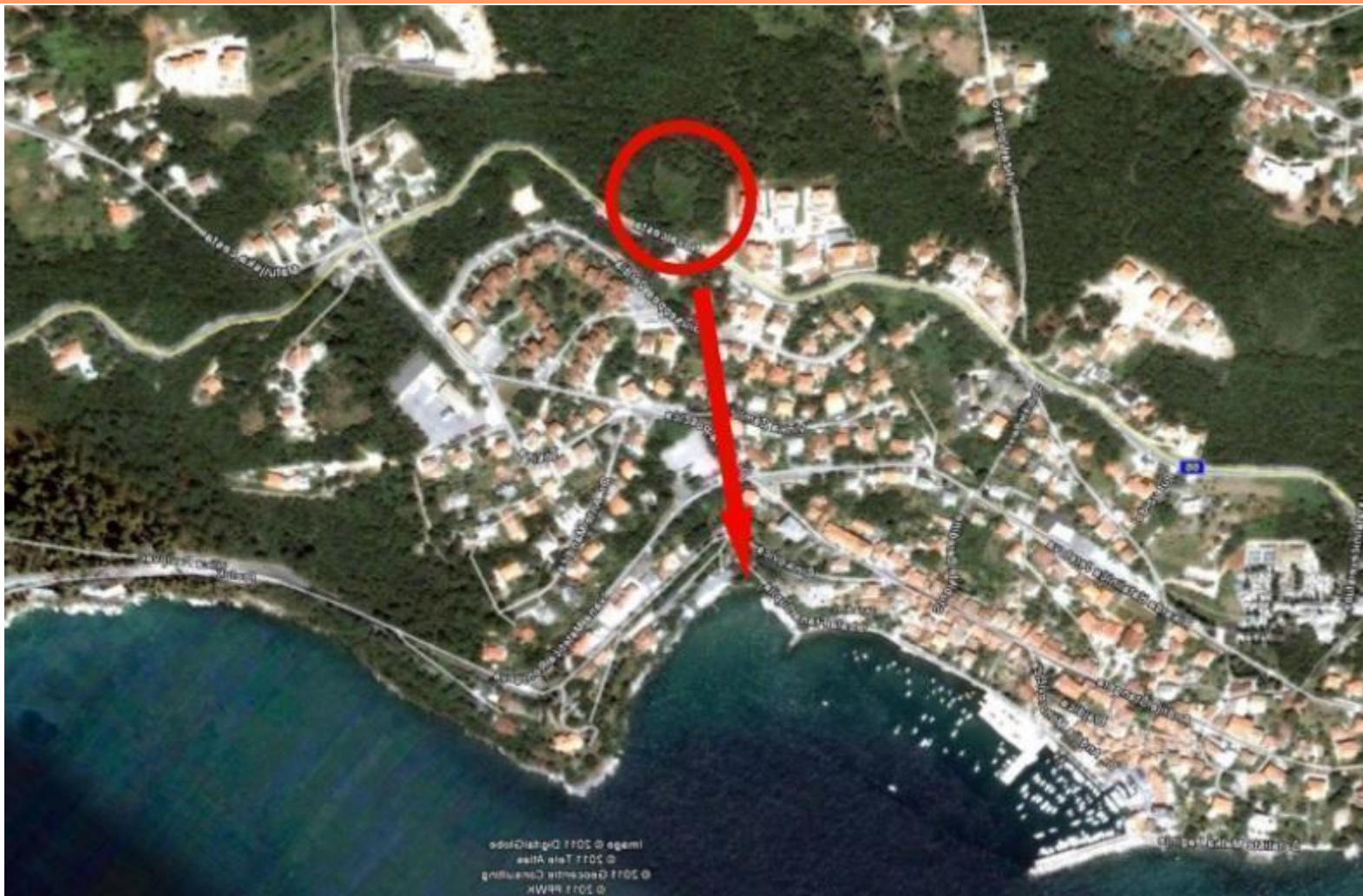


Land plot

Volosko, Kvarner



Ref	RE-AB-P-401
Type	Land plot
Region	Kvarner > Opatija
Location	Volosko
Front line	No
Sea view	Yes
Distance to sea	330 m
Plot size	3217 sqm
Price	€ 1 450 000

Land plot

Volosko, Kvarner



Great land plot for sale in Volosko!

The project site is directly connected to public road (Nova cesta) via private driveway. This feature enables, unlike other sites with public road network still pending, a rapid start of the project. The view from the site is breathtaking – from old Volosko port to islands of Krk and Cres, including City of Rijeka and eastern Istrian coast – whole Kvarner bay opens in front of it.

Total area is 3217 sq.m.

Of 2,456m² is urbanized land, while 610 m² is a land plot for internal access road that has a valid building permit and reported construction.

Up to three buildings can be built on the location, depending on the wishes of the investor.

Possible construction of up to 3 residential or residential-commercial buildings.

Each building can contain a maximum of 3 residential units and a large number of business premises (surgeries, tourist apartments, etc.).

The Master plan guidelines for this area define following rules:

- Minimal plot size – 800m²
- Maximal building footprint – 250m²
- Floor area ratio – max. 1,5
- Maximal 3 flats/apartments per house
- Distance from neighboring plots – 4m
- Distance from the road – 6m

Based on the maximum build-up area strategy architecture office has proposed following project for the area:

- Three villas with three apartments each (A, B and C)
- Due to the steep topography of the plots, shifted layout enables all apartments excellent view
- All villas have parking garage with 2-3 parking places per apartment
- Open swimming pool and rooftop jacuzzi pool per house
- Elevator connecting all levels with the garage and the roof area
- Landscaping which reflects Opatija tradition

There is a project and floorplans available upon request.

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.

Land plot

Volosko, Kvarner



Price per m²:
451 €

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 €

Land plot

Volosko, Kvarner



Land plot

Volosko, Kvarner



Land plot

Volosko, Kvarner



Volosko, Kvarner

