

# Investment project

Brestova, Kvarner



<b>Ref</b>	RE-AB-BR-743
<b>Type</b>	Investment project
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Brestova
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	70 m
<b>Plot size</b>	116366 sqm
<b>Price</b>	Price upon request

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Unique project on the first line to the sea at Opatija riviera!

Total surface of land is 116366 sq.m.

Urbanized part is 98366 sq.m.

Main zoning -

- T2-1, T2-2, T2-3, T2-4, T2-5, T2-6, T2-11, T2-12 - for tourist villas

- Z - green zone

-R1-1, R2-1 - sport and recreation zone

Max surfaces to be built:

- brutto cca. 46 854 m<sup>2</sup>

- netto cca. 35 140 m<sup>2</sup>

Plan has foreseen 440 beds in various tourist facilities, that is cca. 60 villas of 300-350 sq.m.netto and 35 apartments of 100-130 sq.m. netto.

It is also possible to buy neighbouring lands to get 220 000 sq.m. to build 5\*\*\*\*\* resort including:

- 200 rooms hotel with spa, sport facilities, restaurants, bars, swimming pool, small yachting marina
- 70 lux villas
- 50 buildings with three apartments each
- 5 attached villas
- several cosy beaches within the rocks
- glass lift to the secluded beach

Typology can be further discussd.

Terrain has cascading structure descending towards the sea which ensures wonderful sea views from every point.

Unique investment!

Price is 65 eur per sq.m.

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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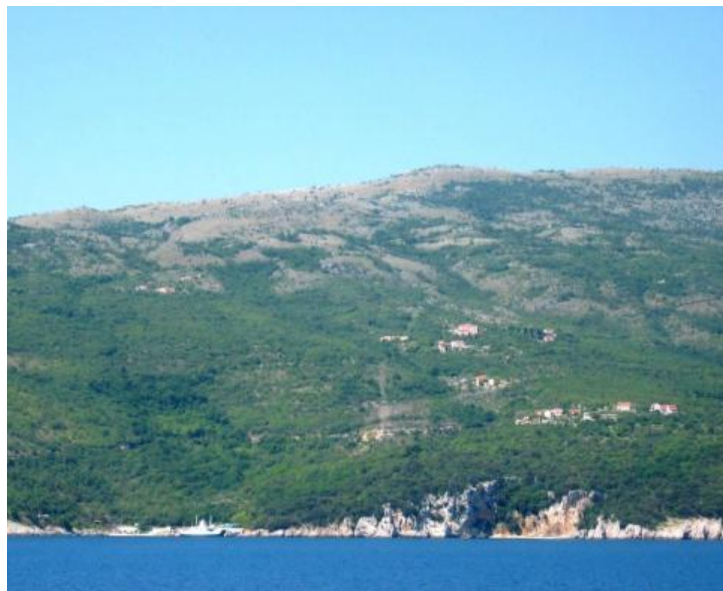
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