

Land plot

Lovran, Kvarner



Ref	RE-AB-P-379
Type	Land plot
Region	Kvarner › Opatija
Location	Lovran
Front line	No
Sea view	Yes
Distance to sea	900 m
Plot size	4500 sqm
Price	€ 900 000

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Urban land plot for sale in Lovran with magnificent sea views!

Total area is 4500 sq.m.

It is ideal for construction of several luxury villas (6-7 units).

Minimum plot area for the villa of 170-200 m² - 600 m² of land

It is possible to accommodate 6-7 villas on the terrain.

The cost of the plot is 900,000 euros

Construction cost of 200 m² gross = 300,000 euros x 6 = 1,800,000 eur

Swimming pools and amenities 50,000 x 6 = 300,000 eur

Projects, resolutions, utility bills, machine maintenance - 200,000 eur

Total very rough expenses: 3200000 eur

Selling income for 6 villas for 1000000 eur each = 6000000 eur

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 m²:
200 €

Average price/m² of this type
in this region:
358 €

Median price/m² of this type
in this region:
271 €

Average price/m² of this type
in Croatia:
266 €

Median price/m² of this type
in Croatia:
180 €

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