

Land plot

Pobri, Kvarner



Ref

RE-U-22445

Type

Land plot

Region

Kvarner > Opatija

Location

Pobri

Front line

No

Sea view

Yes

Distance to sea

800 m

Plot size

1678 sqm

Price

€ 500 000

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Land plot with project in Pobri, Opatija, sea views, cca. 800 meters from the sea!

We are selling a nice building plot in a sought-after location in Pobri above Opatija.

The land is spread over two parcels and has a total of 1678 m² with the road (land plot 1-752m², land plot 2-613 m²).

Infrastructure is located right next to the field and the access road is asphalted.

There is also a conceptual project for the field with a building of three apartments and an urban villa with a swimming pool. An excellent property in a good and sought-after location with the possibility of changes according to the buyer's wishes.

Building of the three apartments:

App no. 1 on the ground floor consists of three bedrooms, a large living room with an open space concept kitchen and dining room, a hallway, a walk-in closet, three bathrooms and a guest toilet. The apartment also has a garden with a swimming pool, sunbathing area, terrace and garden.

App no. 2 on the first floor consists of three bedrooms, a large living room with an open space concept kitchen and dining room, a hallway, a walk-in closet, three bathrooms and a guest toilet, a conservatory and a balcony.

App no. 3 on the second floor consists of three bedrooms, a large living room with an open space concept kitchen and dining room, a hallway, a walk-in closet, three bathrooms and a guest toilet, a conservatory and a balcony.

Villa concept:

The town villa is designed as one residential unit.

It consists of ground floor, first and second floor.

The ground floor consists of an entrance area, a living room with an open space concept kitchen and dining room, a staircase and an elevator, a winter garden, a guest toilet and a storage room.

On the first floor there are three bedrooms, three bathrooms, three wardrobes, a toilet, a loggia and a terrace.

On the second floor there is a fitness room, a sauna, a fourth bedroom, a bathroom, a dressing room, a bathroom, a terrace with a swimming pool and a balcony.

The villa is also decorated with a spacious garden.

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

Pobri, Kvarner



Price per m²:
298 €

Average price/m² of this type
in this region:
362 €

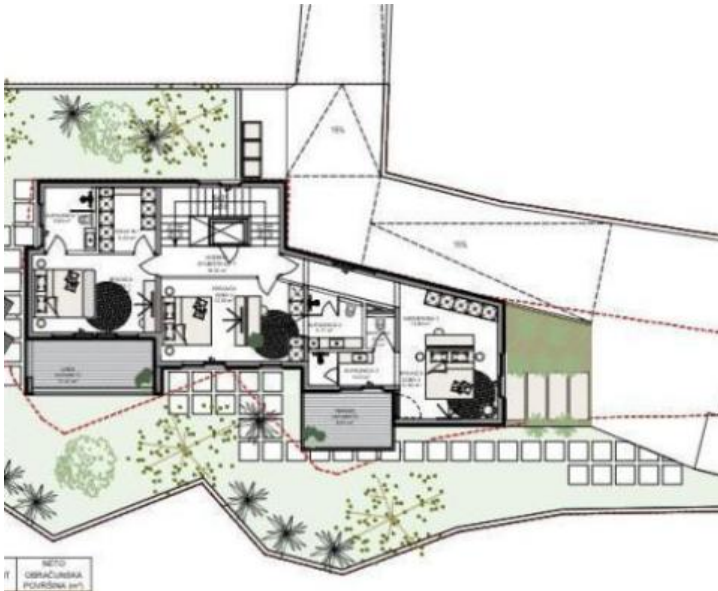
Median price/m² of this type
in this region:
271 €

Average price/m² of this type
in Croatia:
268 €

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

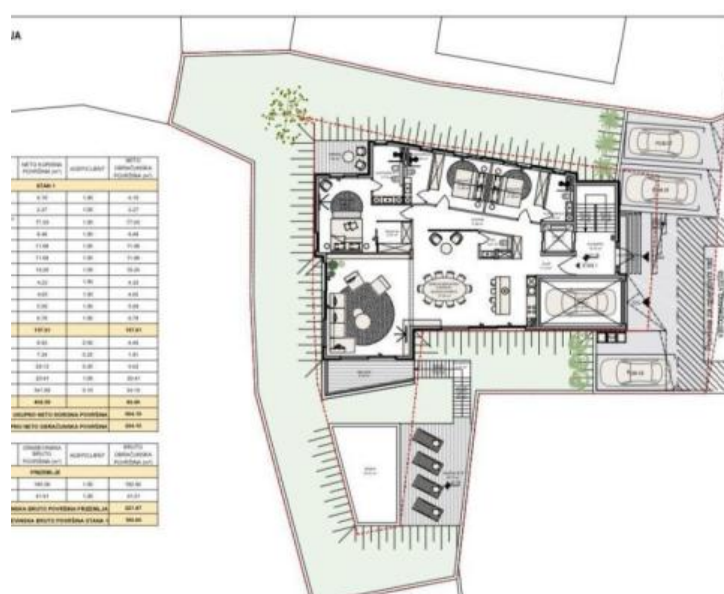
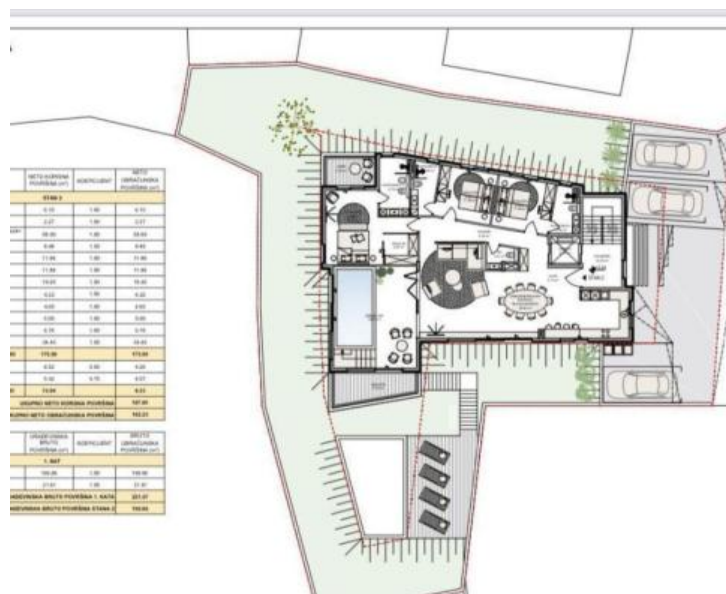
Land plot

Pobri, Kvarner



Land plot

Pobri, Kvarner



Land plot

Pobri, Kvarner

