

Land plot

Opatija , Kvarner



Ref	RE-U-24515-AB
Type	Land plot
Region	Kvarner › Opatija
Location	Opatija
Sea view	Yes
Distance to sea	800 m
Plot size	921 sqm
Price	€ 1 000 000

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Land plot of 921m², in the center of Opatija, with a building permit for a villa with a swimming pool and panoramic sea view!

We highlight a unique urban plot of land with a valid building permit for the construction of a villa with a swimming pool of 399m² of living space, right above the center of Opatija.

Incredible sea view, from left to right open view. The building plot is located next to the state road and has a fantastic access.

The villa project is of a modern style with an infinity pool, and it is important to point out that the land is located in an exclusive settlement above the center of Opatija.

Water, electricity, sewerage to the land.

The air line to the sea is 450 meters, 800 meters by road.

The terrain configuration is very gently uphill, with no major excavations required.

There are two similar land plots nearby, each of cca. 950 sq.m., each with valid building permit for luxury villa, each for 1 mio euro approximately.

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:
1086 €

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 €

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