

# Land plot

## Kostrena Sveta Lucija, Kvarner



<b>Ref</b>	RE-U-24576
<b>Type</b>	Land plot
<b>Region</b>	Kvarner › Rijeka
<b>Location</b>	Kostrena Sveta Lucija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	890 m
<b>Plot size</b>	1030 sqm
<b>Price</b>	€ 345 000

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Urban land with sea views in Kostrena, cca. 800 meters from the sea.

Total area is 1030 sq.m. Meant for residential construction.

The building plot has a view of the sea and a southern orientation. The land has an access road from the asphalted road on the upper and lower sides. The configuration of the terrain is slightly downhill. The field is located in a quiet and peaceful position in an attractive part of Kostrena. All utilities to the field.

The future built property would have a view of the sea from the ground floor, and from the first floor there would be a view of the entire Kvarner Bay.

Excellent infrastructure (bus, ambulance, pharmacy, restaurant, kindergarden, pump station...).

This property is approximately 800 meters from the sea as the crow flies, or 6 minutes by car to Žurkovo beach.

A good opportunity for investors who are engaged in the construction of residential buildings-apartments-apartments, but also for those who would like to build a house for rent - vacation with a swimming pool or a family house / villa in a quiet, peaceful environment.

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 m<sup>2</sup>:  
335 €

Average price/m<sup>2</sup> of this type  
in this region:  
280 €

Median price/m<sup>2</sup> of this type  
in this region:  
190 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
180 €



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