

Land plot

Stinica, Senj, Kvarner



Ref	RE-U-1472
Type	Land plot
Region	Kvarner › Novi Vinodolski
Location	Stinica, Senj
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Plot size	14300 sqm
Price	€ 850 000

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In the secluded area zoned as tourist area T1 and T2, covering an surface of 38,000m², we offer three prime key parcels with a total area of 14,300m².

These parcels can be combined through the acquisition of land owned by the Republic of Croatia.

The maximum capacity of the entire zone is 230 beds in hotel and apartment buildings.

The permissible construction density is 30% for hotels and 80% for apartments.

The maximum height for hotel buildings is 5 floors (16m), while for apartments it is 3 floors (11m). We possess a project for both the hotel and apartments. Please refer to the attached images.

Advantages:

- Possibility of complete seclusion, 100% privacy
- Surrounding islands Rab, Pag, Krk.
- Senj is 35 km away.
- Zadar and Krk airports.
- National parks: Northern Velebit and Plitvice Lakes.
- Planned possibility of building a cable car to Štirovača (as it once existed).
- Beaches with deep and clear sea.

This location offers the opportunity for daily exploration of Velebit, islands, coastal areas, as well as health and hunting tourism.

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:
59 €

Average price/m² of this type
in this region:
249 €

Median price/m² of this type
in this region:
263 €

Average price/m² of this type
in Croatia:
363 €

Median price/m² of this type
in Croatia:
250 €

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