

Land plot

Lovran, Kvarner



Ref	RE-U-29259
Type	Land plot
Region	Kvarner › Opatija
Location	Lovran
Front line	No
Sea view	Yes
Distance to sea	3000 m
Plot size	2940 sqm
Price	€ 300 000

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Spacious land with a sea view in Lovran!
Total area is 2940 sq.m.

Lovran stands as a picturesque emerald enclave, showcasing architectural gems from various historical epochs, steeped in a rich heritage, centuries-old tourist traditions, culinary delights, pristine nature, and well-developed infrastructure. Nearby, in the vicinity of Lovran, a generous plot of land with sea views is available for sale. Situated in a Mediterranean setting on a tranquil street, the plot offers panoramic vistas of the boundless sea, rolling hills, and the surrounding landscape.

Beyond its breathtaking panorama and prime location, the land is distinguished by its relatively regular shape and terraced terrain. Access to the plot is via an asphalted road, with all necessary utilities conveniently located adjacent to the land. According to spatial planning documentation, the land is positioned in a distinct section of the settlement within the T2-2 zone (tourist-hospitality zone, tourist settlement) in the ZOP area (protected coastal area extending 1,000 meters from the coastline).

Thanks to its ideal micro-location, layout, clear ownership, and documentation, this plot presents an outstanding opportunity for the development of tourist resort facilities.

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:
102 €

Average price/m² of this type
in this region:
360 €

Median price/m² of this type
in this region:
274 €

Average price/m² of this type
in Croatia:
267 €

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

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