

# Land plot

## Opatija, Kvarner



<b>Ref</b>	RE-U-21280
<b>Type</b>	Land plot
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Plot size</b>	1096 sqm
<b>Price</b>	€ 400 000

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Building plot of 1096m<sup>2</sup> with a project for a villa with a panoramic view of the sea for a villa with a swimming pool over Opatija!

Plot of land benefits a project for a villa boasting panoramic sea views, suitable for a family home, villa, or vacation rental with a swimming pool.

The terrain features a completely flat configuration and is situated in a tranquil and peaceful location, right next to the road. All utilities are available on the plot. The property is clean and well-maintained, with the land fully cleared and prepared for construction. The envisioned property on this plot would offer a panoramic, unobstructed view of the sea, encompassing the entire Kvarner Bay and its islands, even from the ground floor!

Located 1.1 km from the sea as the crow flies, or 12 km by car (approximately 19 minutes), this property is set in Opatija, a stunning coastal town on the Adriatic Sea renowned as a top tourist destination worldwide. Surrounded by breathtaking nature at the foot of the Učka mountain, Opatija boasts real estate offerings with priceless sea views and vistas of the neighboring islands of Krk and Cres. The city is dotted with charming small towns featuring historic houses nestled in narrow, history-rich streets.

Opatija's streets are lined with properties showcasing distinctive architecture, including villas dating back to the Habsburg period. With a plethora of beaches, crystal-clear waters, and diverse tourist services, Opatija is hailed as an ideal tourist destination, making it an excellent investment choice recognized by neighboring countries.

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>:  
365 €

Average price/m<sup>2</sup> of this type  
in this region:  
358 €

Median price/m<sup>2</sup> of this type  
in this region:  
271 €

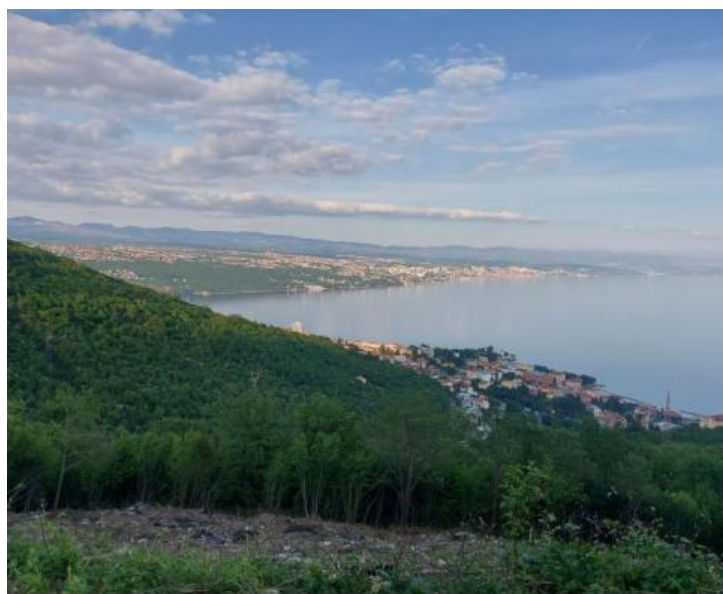
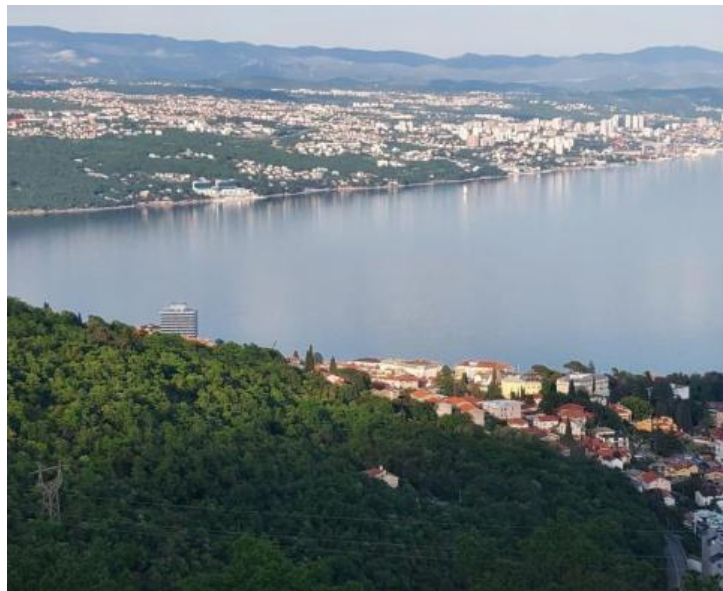
Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

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



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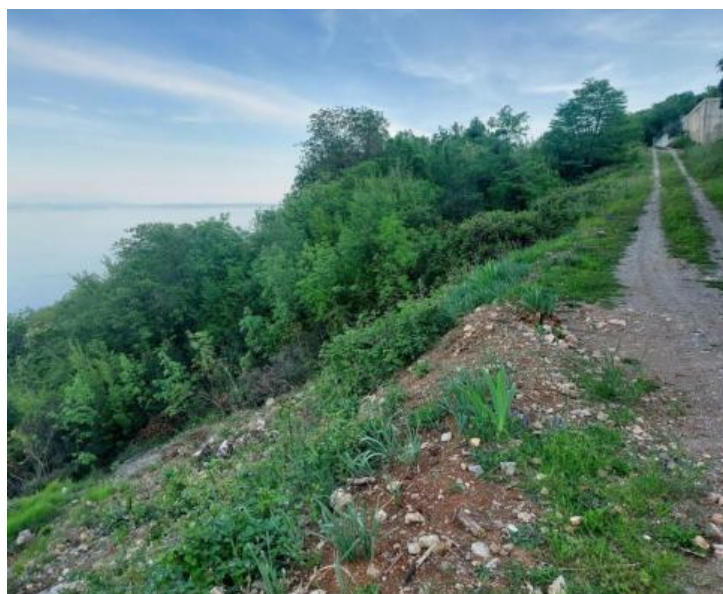
## Opatija, Kvarner





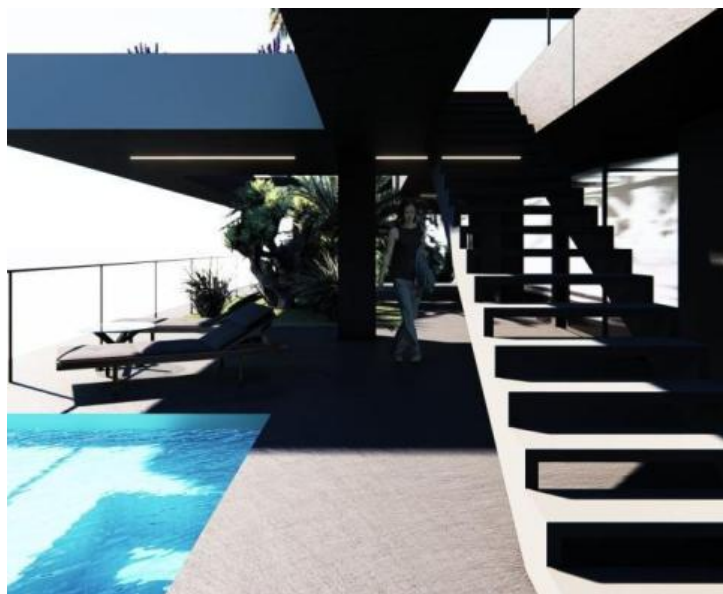
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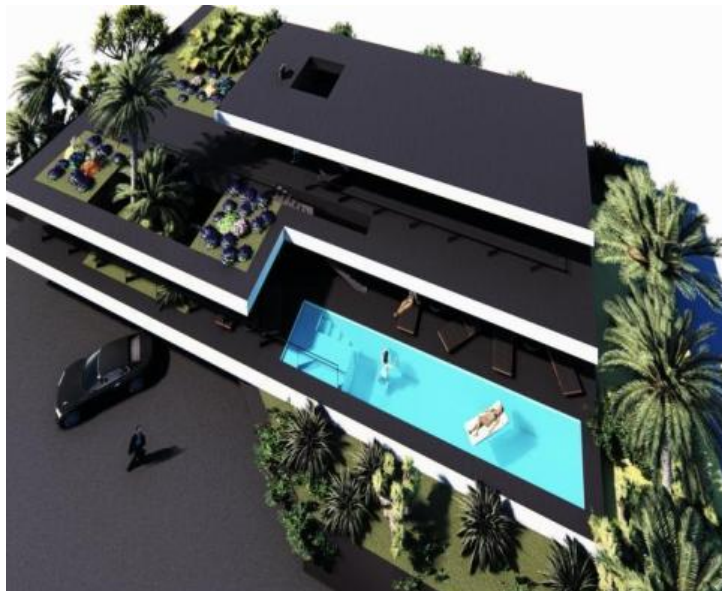


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