

# Land plot

Brseč, Mošćenička Draga, Kvarner



<b>Ref</b>	RE-U-34309
<b>Type</b>	Land plot
<b>Region</b>	Kvarner > Opatija
<b>Location</b>	Brseč, Mošćenička Draga
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Plot size</b>	1800 sqm
<b>Price</b>	€ 600 000

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Two building plots with a total area of 1,800 m<sup>2</sup> in Moscenicka Draga, offering a stunning panoramic view of the sea.

The first land plot comes with a building permit for a three-story villa with a total area of 300 m<sup>2</sup>. The ground floor is designed with a kitchen and dining area that opens onto a covered terrace with a barbecue. A spacious glass-walled living room will provide access to the garden, where an infinity pool and sun deck await.

The first floor includes three bedrooms, each with its own bathroom, along with a wellness oasis. The third floor features an office, laundry room, and an 11 m<sup>2</sup> rooftop terrace.

The second land plot also has a building permit for a two-story villa with a living area of 177 m<sup>2</sup>. The ground floor will include a kitchen, dining room, living room, bedroom, bathroom, and guest toilet. The upper floor is designed with two additional bedrooms, each with a bathroom, a study, and terraces.

This is an ideal investment opportunity!

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>:  
333 €

Average price/m<sup>2</sup> of this type  
in this region:  
362 €

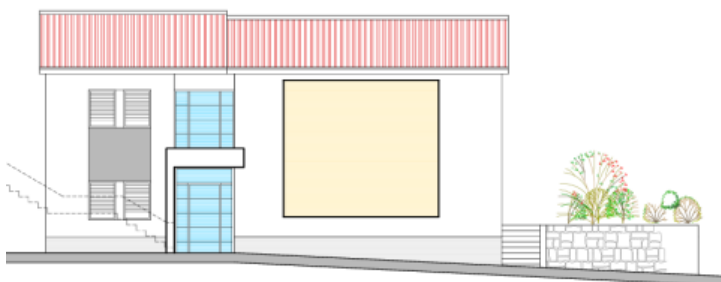
Median price/m<sup>2</sup> of this type  
in this region:  
271 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
269 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
182 €

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