

# Land plot

## Dramalj, Kvarner



<b>Ref</b>	AB-P-8
<b>Type</b>	Land plot
<b>Region</b>	Kvarner > Crikvenica
<b>Location</b>	Dramalj
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1 m
<b>Plot size</b>	3942 sqm
<b>Price</b>	€ 1 828 000

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A spectacular opportunity on the 1st line to the sea in Dramalj area of Crikvenica Riviera!  
Possibility of 40 berths marina nearby!

Excellent characteristics of the site!  
The plot is intended for tourist building of T1-T4 type !  
The area of land plot 3942 m2.  
The coastline along the plot is 50 meters.  
Road access, all utilities nearby.

It is possible to connect the site and the beach.  
According to the local urbanization plan in front of the site there should be a marina for 40 parking spaces for yachts for guests of the hotel or restaurant at the hotel.  
This makes it possible to talk about the enormous potential of the site for the construction of a 4-5 star hotel + marina.  
There is central water and electricity.  
A building of 4 levels is possible.

The idea of the price for land plot is 450 € / m2.

Hypothetically there is an opportunity to buy a neighboring plot of 2 hectares, but there are disputes regarding it.  
Great potential for future extension of the project.

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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