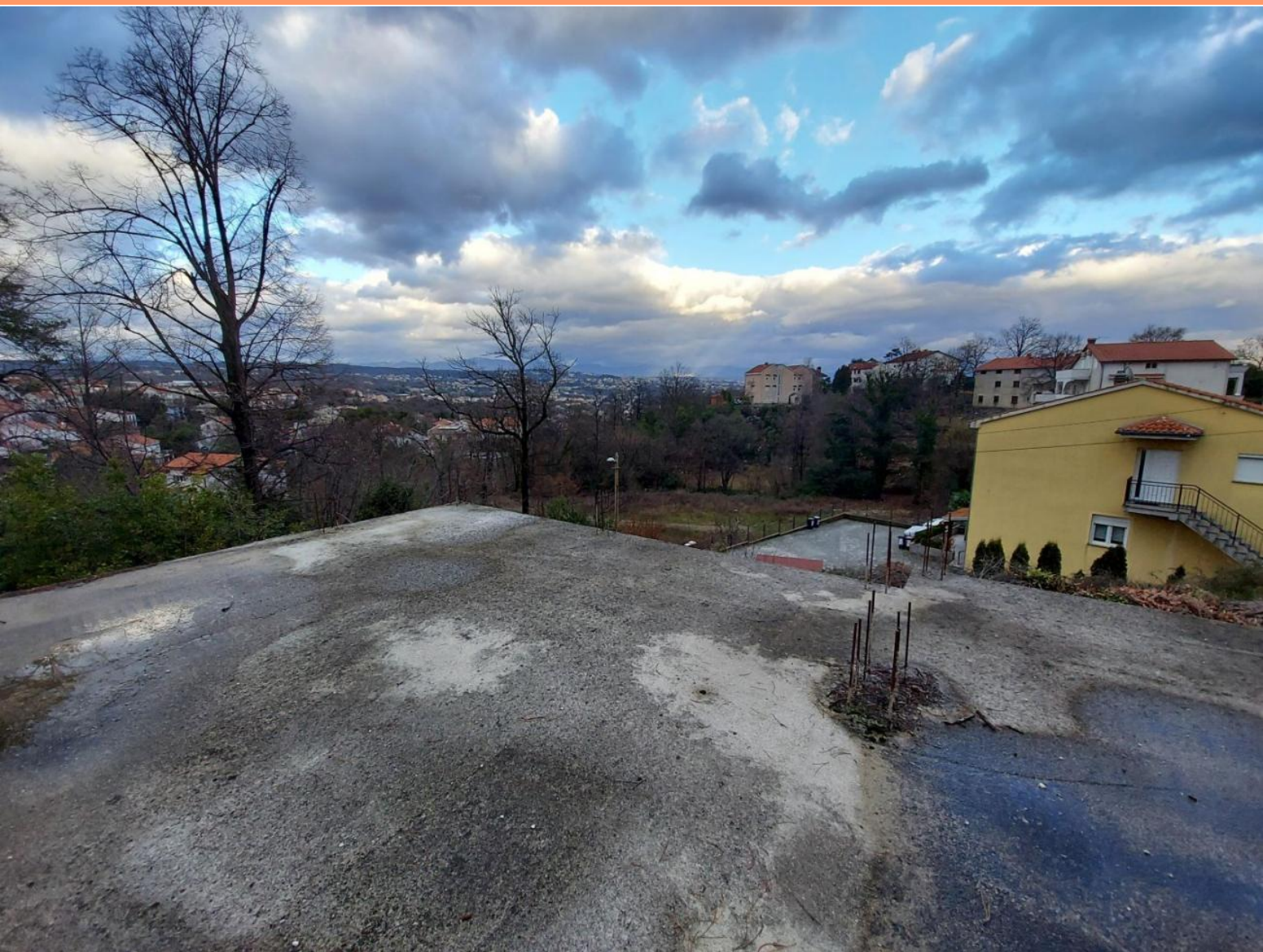


Land plot

Pobri, Kvarner



Ref	RE-U-36469
Type	Land plot
Region	Kvarner › Opatija
Location	Pobri
Front line	No
Sea view	Yes
Distance to sea	1150 m
Floorspace	1200 sqm
Plot size	1200 sqm

Land plot

Pobri, Kvarner



No. of bedrooms	2
No. of bathrooms	1
Price	€ 220 000

Building Plot with Permit and Ongoing Construction - Prime Investment Opportunity over Opatija!

For sale: A spacious 1,200m² building plot with a **construction permit** and **ongoing construction of a 100m² ground-floor structure**.

The property comes with **two approved projects**: one for a luxury family home or villa with a swimming pool, and the other for a residential building with **three apartments**.

Situated in a **peaceful location**, the land offers **partial sea views**, a **south-facing orientation**, and ample space for various development possibilities. The ownership documentation is clean and in order.

The property is located **1.15 km in a straight line from the sea** or **3.2 km by car (approx. 8 minutes)**, making it a great choice for investors looking to build **apartments** or a **vacation home with a pool**. It's also ideal for those seeking to create a private **family residence in a quiet, serene environment**.

A fantastic investment opportunity—don't miss out!

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.

Land plot

Pobri, Kvarner



Price per m²:
183 €

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

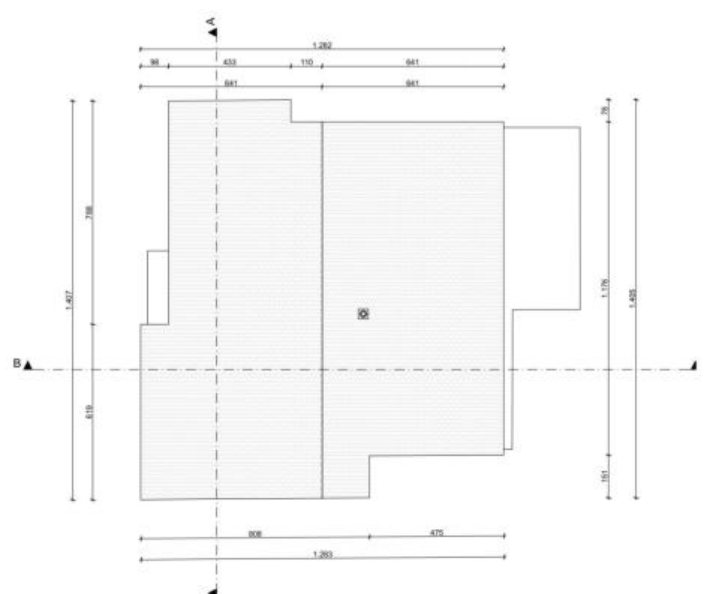
Median price/m² of this type
in this region:
273 €

Average price/m² of this type
in Croatia:
269 €

Median price/m² of this type
in Croatia:
182 €

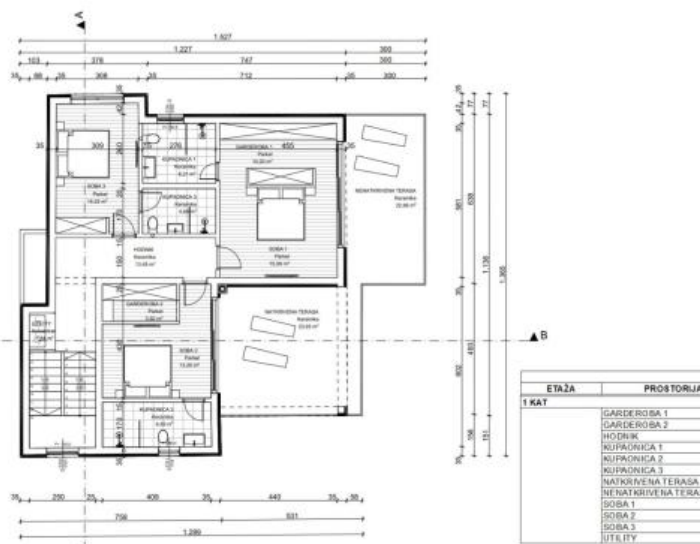
Land plot

Pobri, Kvarner

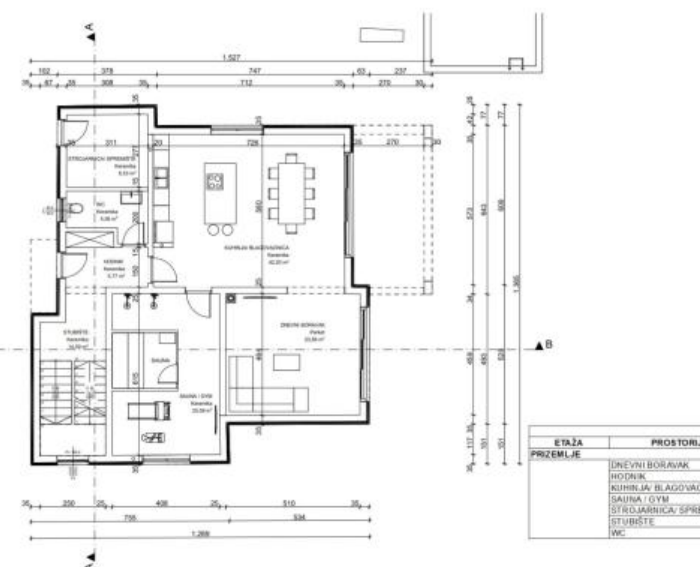


Land plot

Pobri, Kvarner



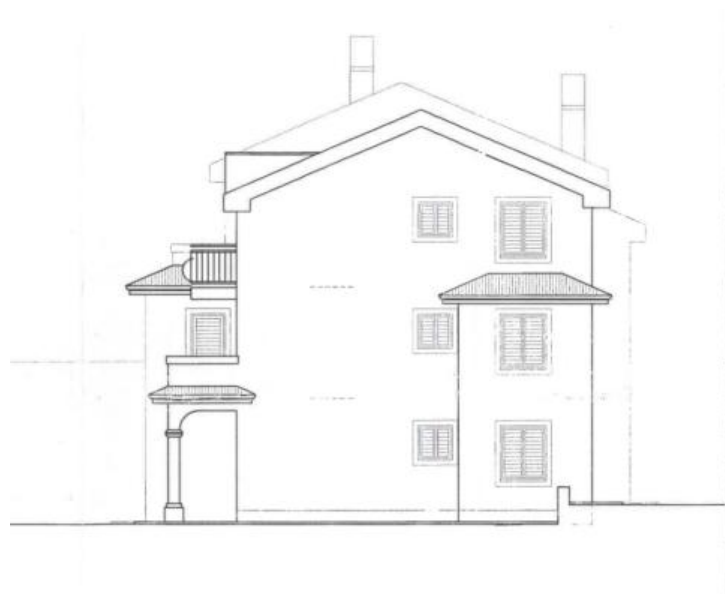
ETAŽA	PROSTORIJA	POVRŠINA (m ²)
	GARDEROBA 1	10,20
	GARDEROBA 2	3,92
	HODNIK	13,45
	KUPAONICA 1	6,21
	KUPAONICA 2	6,93
	KUPAONICA 3	4,69
	NATKRIVENA TERASA	23,93
	NENATKRIVENA TERASA	22,66
	SOBA 1	15,06
	SOBA 2	13,25
	SOBA 3	15,22
	UTILITY	1,34



PROSTORIJA	P
DNEVNI BORAVAK	23,93
HODNIK	5,06
KUHINJA/ BLAGOVAONICA	4,69
SAUNA / GYM	2,66
STROJARNICA/ SPREMIŠTE	8,22
STUBIŠTE	1,34
WC	5,06

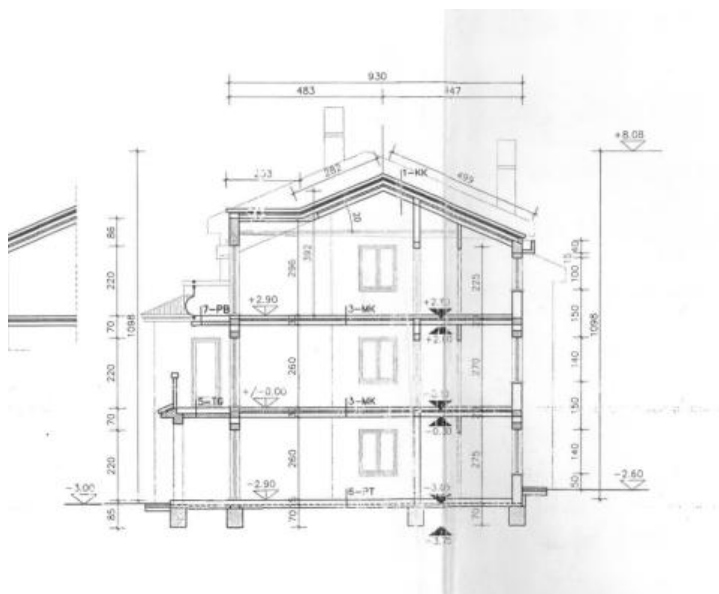
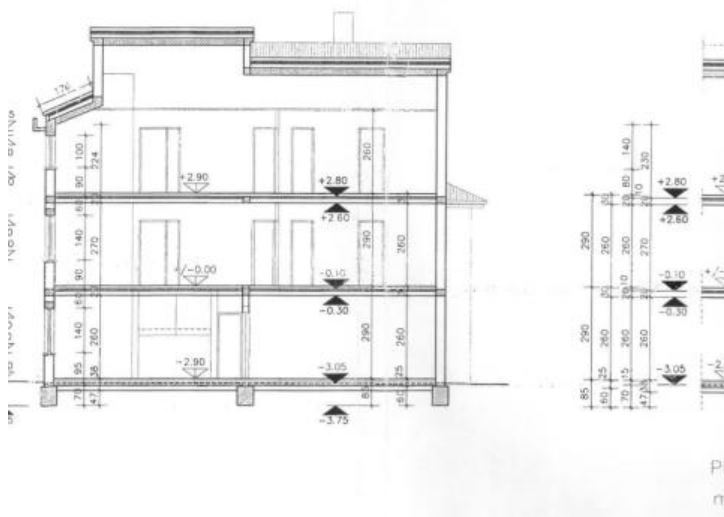
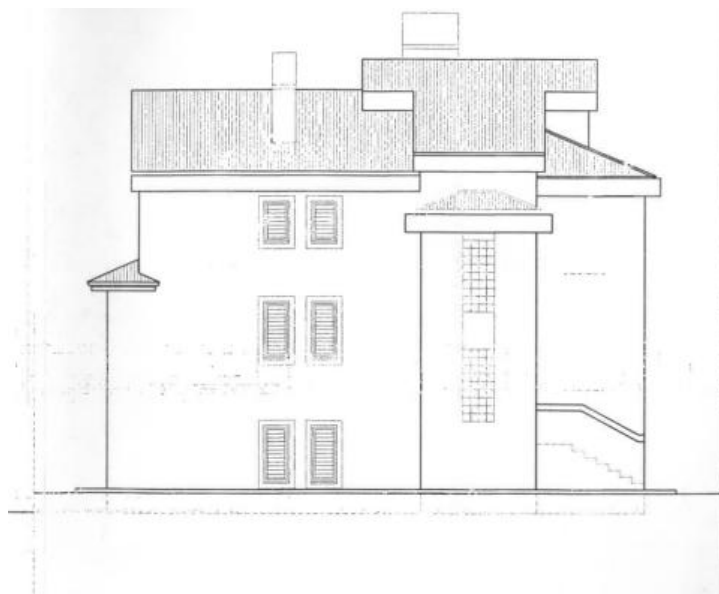
Land plot

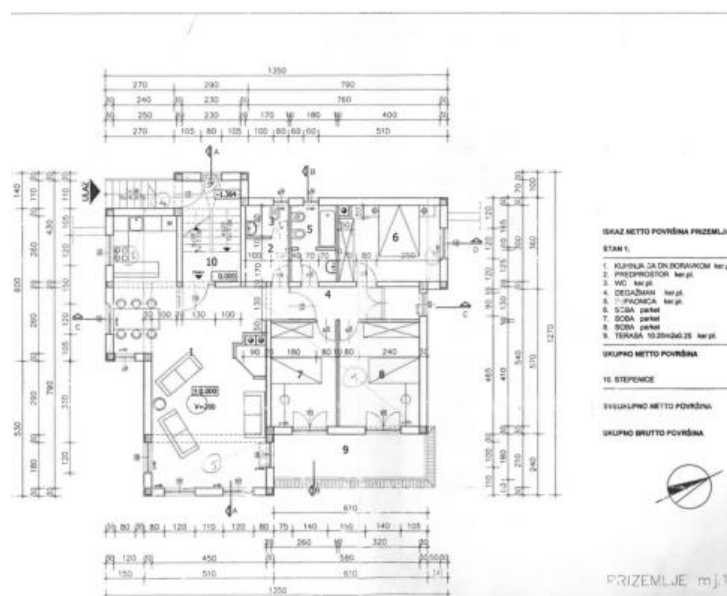
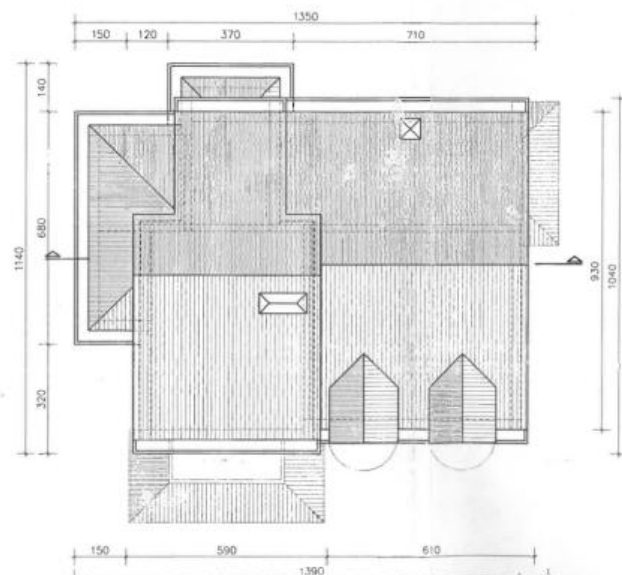
Pobri, Kvarner



Land plot

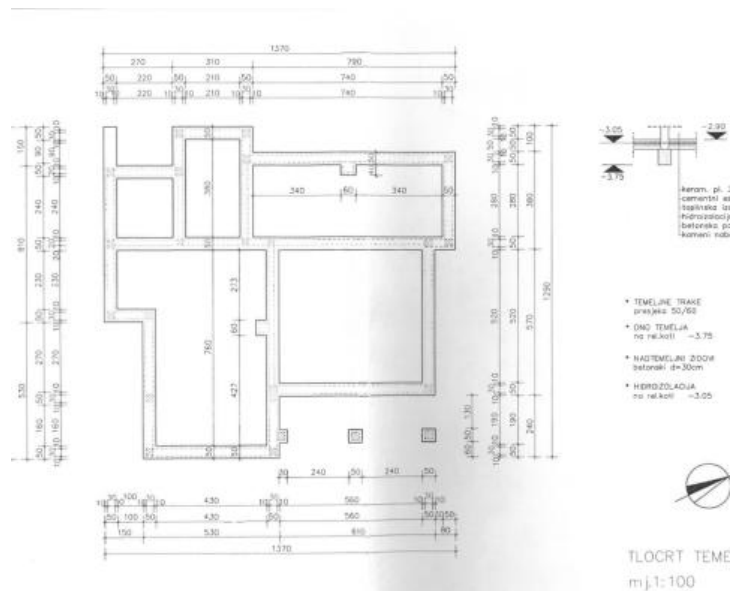
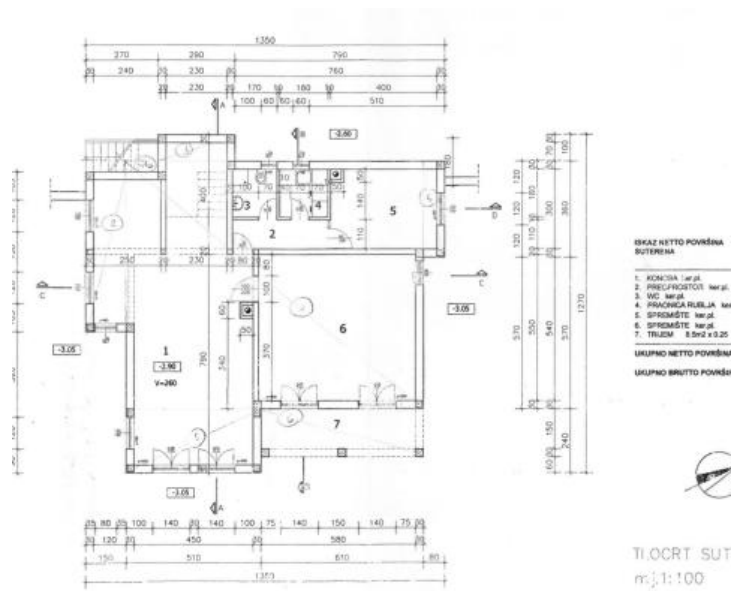
Pobri, Kvarner





Land plot

Pobri, Kvarner



Land plot

Pobri, Kvarner



Land plot

Pobri, Kvarner



Land plot

Pobri, Kvarner

