

# Land plot

## Kostrena Sveta Lucija, Kvarner



<b>Ref</b>	RE-U-37043-AB
<b>Type</b>	Land plot
<b>Region</b>	Kvarner › Rijeka
<b>Location</b>	Kostrena Sveta Lucija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	33 m
<b>Plot size</b>	1272 sqm
<b>Price</b>	€ 620 000

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### Exclusive Building Plot Just 33 Meters from the Sea in Kostrena!

Located in a prime location in the beautiful coastal town of Kostrena, this **1,272 m<sup>2</sup> building plot** offers a **spectacular sea view** and **southern orientation**. Situated in a **peaceful and attractive area**, the land provides an excellent opportunity for constructing a **residential building, apartments, a family home, or a luxury villa**.

With direct access via a dedicated road, the land ensures convenience and accessibility. Future constructions will enjoy **unobstructed sea views** from the ground floor, while the first floor will offer breathtaking panoramic vistas of the **Kvarner Bay**. The **proximity to all essential amenities**, including public transportation, a health center, pharmacy, restaurants, kindergarten, and a gas station, adds further value to this property.

This **exceptional plot is located just 33 meters from the sea**, allowing the future owner to step onto the beach in seconds. The **superb location, peaceful surroundings, and easy beach access** make this a **rare investment opportunity** for developers interested in building residential apartments or those looking to construct a holiday home with a swimming pool, a rental villa, or a private residence in a serene environment.

Kostrena is a **highly desirable coastal destination** with a long maritime and fishing tradition. Nestled between Martinšćica Bay and Bakar Bay, this peninsula extends over 10 kilometers, featuring **stunning natural beaches** such as Žurkovo, Smokvinovo, Svežanj, Spužvina, Podražica, Nova Voda, and Perilo. The area is characterized by a Mediterranean climate, picturesque limestone landscapes, and charming coastal villages.

As one of the most sought-after areas near Rijeka, Kostrena boasts a mix of **modern luxury villas, premium apartments, and natural beauty**, making it an **ideal location for a high-end residential project or a dream seaside home**. The combination of a **prime waterfront location, excellent infrastructure, and investment potential** makes this property a **one-of-a-kind opportunity**.

### Key Features:

- **Exclusive building plot of 1,272 m<sup>2</sup>**
- **Just 33 meters from the sea** with direct beach access
- **Unobstructed panoramic sea views** from all levels
- **Excellent infrastructure and nearby amenities**
- **Perfect for building a luxury villa, apartments, or a private residence**
- **High investment potential in a premium coastal location**

This **unique property** with **clear ownership (1/1) and no encumbrances** is a **rare find** on the market. Don't miss out on this **exceptional opportunity** in one of **Kostrena's most desirable locations**.

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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.

### **Property advantages:**

Swimming pool  
Urbanized  
Modern

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Price per m<sup>2</sup>:  
487 €

Average price/m<sup>2</sup> of this type  
in this region:  
272 €

Median price/m<sup>2</sup> of this type  
in this region:  
142 €

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

Median price/m<sup>2</sup> of this type  
in Croatia:  
187 €

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