

Land plot

Crikvenica, Kvarner



*PRIBLIŽNA VIZUALIZACIJA

Ref	RE-U-38911
Type	Land plot
Region	Kvarner > Crikvenica
Location	Crikvenica
Front line	No
Sea view	Yes
Distance to sea	400 m
Plot size	620 sqm
Price	€ 205 000

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Land plot in Crikvenica with sea views, 400 meters from the sea.
Land plot of 620 sq.m. is urbanized and has got building permit for luxury villa.

Designed house: detached, ground floor + 1 level, impenetrable roof.
Gross area: approx. 200 m² (outlined floor plan: 14.60 x 9.80 m).
Ground floor content: hallway, bathroom, storage room, bedroom, kitchen with dining room and living room, exit to covered terrace.
First floor: three bedrooms, two bathrooms, hallway, storage room and two covered terraces.
Swimming pool: irregular shape with max. dimensions 6.0 x 5.05 m .
Modern design: bright facade, stone or wood details .
Quality construction: reinforced concrete structure, ETICS facade system, PVC joinery with insulated glass .
Planned heating/cooling: air conditioning (split system), possibility of biomass stove .
Natural lighting and ventilation in all rooms .
This land represents an excellent opportunity for the realization of a top-notch project with already prepared documentation.
It is located in a quiet and urbanized part of Crikvenica, with quick connections to all amenities.

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 m²:
331 €

Average price/m² of this type
in this region:
380 €

Median price/m² of this type
in this region:
300 €

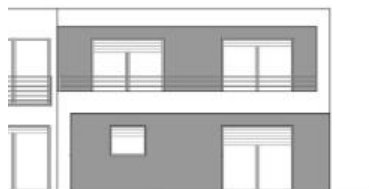
Average price/m² of this type
in Croatia:
272 €

Median price/m² of this type
in Croatia:
187 €

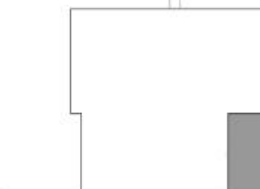
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JUŽNO PROČELJE



ISTOČNO PROČ



SEVERNO PROČELJE



ZAPADNO PROČ

