

# Land plot

## Kostrena, Kvarner



<b>Ref</b>	RE-U-39367
<b>Type</b>	Land plot
<b>Region</b>	Kvarner › Rijeka
<b>Location</b>	Kostrena
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	950 m
<b>Plot size</b>	1400 sqm
<b>Price</b>	€ 199 000

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Fantastic location for a family house in Rijeka prestigious suburb of Kostrena, 1 km from the sea, with wonderful views.

We highlight a 1400 m<sup>2</sup> plot of land with access from an asphalt road.

This is a building plot located in the urbanized part of Kostrena, just 300 meters from the INA gas station, or the roundabout in Kostrena.

The plot has a flat configuration and offers a fair view of the sea from the ground floor. The upper floor offers an open view of the sea.

The land is freehold, and the images shown represent a conceptual solution created for this building plot, illustrating the idea and possibilities for the imagination of the future owner of this location. Given the proximity of Rijeka and the beaches in Kostrena, this location is considered a rarely available opportunity to purchase a building site for a family house or a building that represents two semi-detached villas with a swimming pool. The air distance to the sea is 350 meters, and there is a pedestrian path to the sea in the immediate vicinity. The drive to the sea is 1000 meters, and to the city of Rijeka only 5 minutes. The building land is located directly next to the paved road, where there is infrastructure for construction - water and electricity.

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>:  
142 €

Average price/m<sup>2</sup> of this type  
in this region:  
279 €

Median price/m<sup>2</sup> of this type  
in this region:  
173 €

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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