

Land plot

Kostrena, Kvarner



Ref	RE-U-46556
Type	Land plot
Region	Kvarner > Rijeka
Location	Kostrena
Front line	No
Sea view	Yes
Distance to sea	700 m
Plot size	1250 sqm
Price	€ 205 000

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Prime 1,250 m² Building Plot in Kostrena - Panoramic Sea Views & Construction Ready!

Seize a rare opportunity to invest in **premium real estate in Kostrena**, one of the most sought-after residential areas on the Northern Adriatic. This **1,250 m² building land** offers the perfect canvas for a luxury villa, a sophisticated family home, or a high-end tourist rental project.

Key Property Features:

- **Ready for Development:** The terrain has been cleared of vegetation and leveled, significantly reducing initial investment costs. The plot features the stable, rocky ground characteristic of the coastal region.
- **Ideal Dimensions:** A perfectly shaped rectangular plot (**50m x 25m**) on elevated terrain, ensuring unobstructed, **panoramic views of the sea** and the Kvarner islands.
- **Full Infrastructure:** Equipped with complete utilities including water supply, electricity, and telephone connections.
- **Prime Location:** Located just **700 meters from the sea**, the plot is surrounded by greenery, offering total privacy and spectacular sunsets while remaining close to urban amenities.
- **Family-Friendly Amenities:** Within walking distance or a short drive to schools, kindergartens, sports centers, parks, and public transport.

This is an exceptional **investment opportunity in Croatia**, combining the peace of nature with the prestige of a Kostrena address.

BUSINESS ANALYSIS

Based on the current zoning laws for the **Kraljevica (Šmrika)** area and the 1,250 m² plot size, here is a detailed analysis of the maximum building potential and a business plan for the two most viable options.

1. Building Potential & Land Analysis

- **Location:** Šmrika (Kraljevica), a strategic "entry point" to the coast, close to the Krk Bridge and Rijeka.
- **Zoning (S - Residential):** Standard coefficients in this municipality for residential plots (S) allow for:
 - **Coefficient of Construction (kig): 0.3** (Maximum ground footprint).
 - **Coefficient of Utilization (kis): 0.9** (Total gross building area across all floors).
 - **Height:** Up to **9 meters** (typically **P+2** — Ground floor + 2 floors).
- **Maximum Gross Building Area (GBA):** * $1,250 \text{ m}^2 \times 0.9 = \mathbf{1,125 \text{ m}^2 \text{ GBA}}$.
 - Footprint: $1,250 \text{ m}^2 \times 0.3 = \mathbf{375 \text{ m}^2 \text{ per floor}}$.

2. Business Plan: Option A vs. Option B

Option A: Several Apartments (Higher ROI, Higher Effort)

- **Concept:** A modern apartment building with 6 to 9 units (approx. 60-80 m² each).
- **Sellable Net Area:** ~850 m² (after deducting stairs and hallways).
- **Target Market:** Middle-class families from Rijeka/Zagreb or foreign "buy-to-let" investors.
- **Market Price (2026):** New builds in Kraljevica/Šmrika currently list for **€3,800 - €4,200 per m²**.

Option B: One Luxury "Mega-Villa" (Lower Effort, Prestige Play)

- **Concept:** One ultra-luxury villa (350-400 m²) with a 100 m² pool, wellness, and a massive garden.
- **Target Market:** High-net-worth foreign buyers or luxury rental agencies.

- **Market Value:** High-end villas in this area are selling for **€1.2M - €1.6M**.

4. Conclusion: What is the Best Option?

The Best Option: SEVERAL APARTMENTS (Divided into two smaller buildings).

Why?

1. **Lower Risk:** It is easier to sell 6-8 apartments at €400k than one villa at €1.5M.
2. **Higher Building Density:** A luxury villa would "waste" over half of the 1,125 m² potential GBA allowed on this land.
3. **Optimal Strategy:** Build **two separate buildings** on this one plot (if the municipality allows split-usage, which is common for 1,200+ m²). Each building would have 3 luxury apartments. This maintains the "premium" feel while maximizing your sellable square meters.

Summary of Recommendation:

- **Build:** Two modern buildings with 3 apartments each.
- **Highlight:** Sea views and proximity to the airport/Krk Bridge.
- **Rental Potential:** If you choose to rent instead of sell, the 2-bedroom units will generate ~€15k-€18k annually, while the whole project could generate a **7-8% annual yield**.

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:

Spa
Garden

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Urbanized
Modern

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Price per m²:
164 €

Average price/m² of this type
in this region:
277 €

Median price/m² of this type
in this region:
149 €

Average price/m² of this type
in Croatia:
267 €

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

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