

Investment project

Povile, Kvarner



Ref	RE-AB-H-25
Type	Investment project
Region	Kvarner > Novi Vinodolski
Location	Povile
Front line	No
Sea view	Yes
Distance to sea	70 m
Floorspace	12211 sqm
No. of bedrooms	111
No. of bathrooms	111
Price	€ 3 115 000

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Fantastic greenfield project in Povile - ideal concept of carehome for European seniors!
Alternatively - a super-project of luxury 4**** apart-complex of 111 premium apartments!

The apartments will have wonderful seaview and a concept of property by the sea.

Well-developed project of building of 12111 sq.m. for 111 apartments in total with spacious underground parking area.

Total surface netto - 8551 m²

Total surface of underground parking area - 3660 m².

The capacity of 111 apartments is divided between:

- one studio
- 84 apartments with 2 bedrooms
- 26 apartments with 3 bedrooms

The complex will also has the following infrastructure:

- common recreation areas
- reception area
- restaurant
- cafe
- fitness zone
- spa-zone with jacuzzi, relax-area, massage rooms
- shop
- outdoor swimming pool with sunbathing area
- landscaped garden

Senior carehome is an ideal concept to ensure occupancy 365 days a year.

Povile is a peaceful place several kilometers south of Novi Vinodolsky with it's gorgeous Novi Spa 5 star resort. It is easily attainable from Rijeka and Opatija with it's medical treatment facilities which are considered best in Croatia.

European population is getting older and older. Ageing is one of the challenges of European society. Old-age dependency ration will rise from 29% in 2016 to 51% in 2070. Carehomes are one of the solutions offered by the present economy. It is a beneficial area for investors.

Great project to be one of the best projects in 2023-2024.

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

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expenses. Agency/brokerage agreement is signed prior to visiting properties.

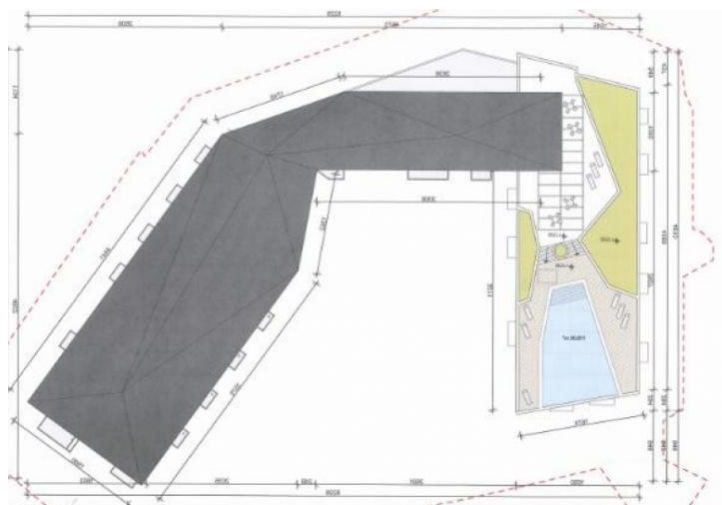
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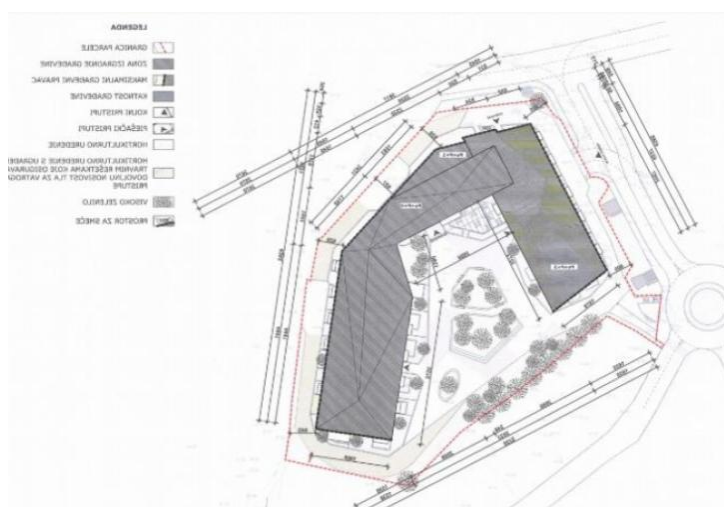
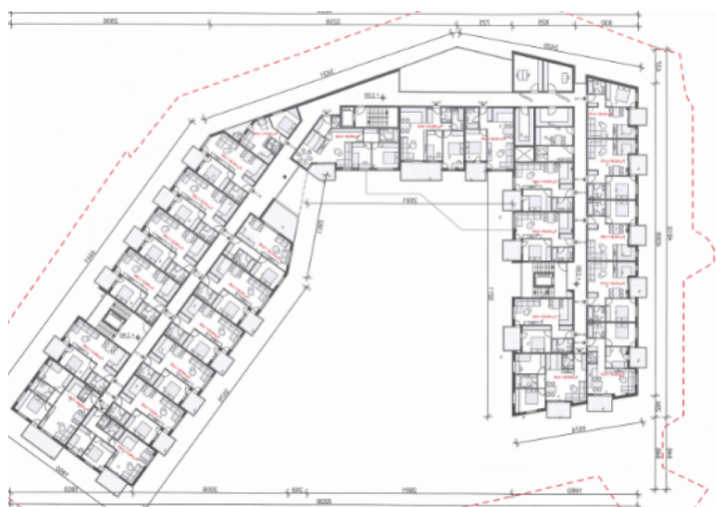
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