

Land plot

Veprinac, Kvarner



Ref	RE-AB-P-66
Type	Land plot
Region	Kvarner > Opatija
Location	Veprinac
Front line	No
Sea view	Yes
Distance to sea	1000 m
Plot size	62929 sqm
Price	€ 3 113 000

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Excellent development area in Veprinac over Opatija approx. 1 km from the sea with beautiful sea view!

Exceptional investment opportunity!

Total surface is over 6 ha - 62 959 m². Land is partially within construction area and is partially covered with wonderful pine forest.

Fantastic mixture of marine and mountain air.

In company ownership: 57 713 m² (residential zone 3.978m² + 4.095m², T2 - 7.980 m², forest - 40.607 m²).

In private person ownership: 5.216 m² (T2-1.856 m², 3.360m² - mixed construction zone)

For T2 land - KIS 25%, KIG 75%.

For residential area: KIS - 30%, KIG 90%.

Ideal location for residential/touristic complex which combines villas with swimming pools and apart-hotels.

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:

Urbanized

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Price per m²:
49 €

Average price/m² of this type
in this region:
358 €

Median price/m² of this type
in this region:
250 €

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

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

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