

# Land plot

## Veprinac, Kvarner



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

# Land plot

## Veprinac, Kvarner



**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 m<sup>2</sup>. 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 m<sup>2</sup> (residential zone 3.978m<sup>2</sup> + 4.095m<sup>2</sup>, T2 - 7.980 m<sup>2</sup>, forest - 40.607 m<sup>2</sup>).

In private person ownership: 5.216 m<sup>2</sup> (T2-1.856 m<sup>2</sup>, 3.360m<sup>2</sup> - 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.

# Land plot

## Veprinac, Kvarner

