

Land plot

Volosko, Kvarner



Ref	RE-AB-P-74
Type	Land plot
Region	Kvarner > Opatija
Location	Volosko
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	240 sqm
Plot size	1621 sqm
Price	€ 3 000 000

Land plot

Volosko, Kvarner



Excellent investment property in Volosko - destination which is demanded 365 days a year being conveniently location between luxury Opatija and business-oriented Rijeka!

Property is located just 150 meters from the sea and beach of Volosko on an elevated position which ensures beautiful sea views and views over Opatija!

Total surface of land is 1621 m². presently there is an older building of 240 m² with 4 rental apartments there. Property requires complete renovation.

We recommend to demolish the building completely, to split the land into two parcels of 750 m² and build two luxury villas of cca 200 m² each netto or two apartment buildings of 1.200m² BRP each.

Potential construction costs for 1200 m² x2 = for 2400 m² is 2,5 mln euro. Total purchase and construction expenses will be **cca. 4 mln euro**

Selling price for potential apartments is 3200 eur per m² on the ground floor, 3500-4000 eur per m² on the first and second floor and 5000 eur per m² for penthouse.

Average selling price per m² is 3800 eur per m². Average expected selling income is **6.840.000 EUR.**

Profit before tax is **2 840 000 eur.**

Volosko holds a key position on Kvarner riviera.

Newly constructed COSTABELLA project neaby is adding 5 star flavour to this charming place with postcard views.

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

Volosko, Kvarner



Price per m²:
1.851 €

Average price/m² of this type
in this region:
351 €

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 €

Land plot

Volosko, Kvarner



Land plot

Volosko, Kvarner



Land plot

Volosko, Kvarner



Land plot

Volosko, Kvarner



Land plot

Volosko, Kvarner

