

Land plot

Lovran, Kvarner



Ref	RE-AB-P-94
Type	Land plot
Region	Kvarner > Opatija
Location	Lovran
Front line	No
Sea view	Yes
Distance to sea	50 m
Floorspace	1656 sqm
Plot size	2526 sqm
Price	€ 1 010 400

Land plot

Lovran, Kvarner



Two large land plots for sale in Lovran just a few hundred meters away from Villa Castello which was sold for more than 8 million euro.

This price tag makes the whole area of Lovran quite exclusive.

First land plot is 50 meters to the sea with total surface of 2.526 sqm (but no other building can be build in front of this land), you can immediately get a building permit, the price is 1 010 400 eur.

Max footprint of potential villa is 552 sq.m.

It can have three levels: basement + 2 floors above.

Max height of the building is 10 meters.

Total building area: 552 sqm basement + 552 sqm on the ground floor + 552 sqm on the 1st Floor = maximum gross area of the new building 1,656 sqm

These building parameters make the land perfect for hotel construction.

Second plot has an area of 10,578 sqm and is located on the upper side of the road, the price is 4 305 000 eur.

One or more buildings can be planned on it, but there is also a reserved space for new roads as well as a green area.

Plots can be ourchased separately.

Lovran is a well-recognized resort area on famous riviera of Opatija. It was popular as a resort destination yet in Austro-Hungarian times.

Nowadays, it is super-popular due to vicinity to the centre of Opatija, heating air of Ucka mountains and wonderful beaches.

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

Lovran, Kvarner

