

# Investment project

## Srdoci, Kvarner



<b>Ref</b>	RE-AB-I-Srdoci
<b>Type</b>	Investment project
<b>Region</b>	Kvarner > Rijeka
<b>Location</b>	Srdoci
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	19733 sqm
<b>Plot size</b>	3440 sqm
<b>Price</b>	€ 1 250 000

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Commercial and residential complex project in Rijeka settlement Srdoči (Zamet) cca 1 km from the sea.  
Two blocks of 5-6 floors with garages are projected.  
Multi-storey garage will have three levels.  
Ground floor of the building will be meant for business and commercial premises.  
On four other levels and attic there will be residential apartments only.  
Garden and pedestrian zone will occupy the space between the buildings.

TOTAL LAND: 3.440m<sup>2</sup>

### PURPOSE OF THE BUILDING:

Multi-apartment business buildings will consist of the following parts:

- Two underground floors: garages
- Basement: garage
- Ground floor: business premises and vertical communication of the building
- 4 floors + attic: living space

The first building will offer a total of 66 apartments, of which 8 apartments will be adapted for disabled people and people with special needs.

The second building will offer a total of 70 apartments of which 8 apartments will be adapted for disabled people and people with special needs.

In both buildings, there will be green gardens on the part of the roof above the ground floor and above the 4th floor.

### GARAGES

Garage -2: Total brutto: 2,997.00 m<sup>2</sup>

Garage -1: Total brutto: 2,997.00 m<sup>2</sup>

Garage basement total brutto: 2,997.00 m<sup>2</sup>

Garage GDA: 8,991.00 m<sup>2</sup>

### BUILDING ONE.

Ground floor total brutto: 1070 m<sup>2</sup>

1st floor total brutto: 938.60 m<sup>2</sup>

2nd floor total brutto: 921.60 m<sup>2</sup>

3rd floor total brutto: 917.60 m<sup>2</sup>

4th floor total brutto: 921.60 m<sup>2</sup>

Attic total brutto: 602.20 m<sup>2</sup>

Building on plot 1 total GDA: 5,371.60 m<sup>2</sup> <P max. (5,500.00 m<sup>2</sup>)

Plot area: 1316 m<sup>2</sup>

Kig = 0.81 <Kig allowed 0.83

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Kis = 4.08 <Kis allowed 4.10

### BUILDING TWO

Ground floor total brutto: 1070 m2 (together 6Pa and 6Pb)

1st floor total brutto: 938.60 m2

2nd floor total brutto: 921.60 m2

3rd floor total brutto: 917.60 m2

4th floor total brutto: 921.60 m2

Attic total brutto: 602.20 m2

Building on plot 2 total GDA: 5,371.60 m2 <P max. (5,440.00 m2)

Plot area: 1315 m2

Kig = 0.81 <Kig allowed 0.82

Kis = 4.08 <Kis allowed 4.10

TOTAL GDA: 19.733 sq.m.

PRICE WITH PAID CONTRIBUTIONS: 1.250.000 eur

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.

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