

Land plot

Lovran, Kvarner



Ref	RE-GEO-386
Type	Land plot
Region	Kvarner > Opatija
Location	Lovran
Front line	No
Sea view	Yes
Distance to sea	30 m
Plot size	6389 sqm
Price	€ 2 000 000

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Beautiful building plot in a great location near Lovran just 30 meters from the sea with fantastic sea views. All infrastructure is nearby.

Total area is 6389 sq.m. (1000 sq.m. of that has to be allocated for the road).

Land belongs to M construction zone.

Minimum requirements for construction are:

For family houses with up to 3 apartments:

- Min. 600 m² land for detached houses
- Min. 400 m² land for semi-detached houses
- Max. Floor area of the house: 180 m²
- Building plot ratio (Kig): 0.3 (detached) 0.4 (semi-detached)
- Floor space index (Kis): 0.6 (detached) 0.8 (semi-detached)
- S+P+2 (basement + ground floor + 2 floors)
- Max. Height: 9 m, total 11 m
- Distance to plot boundaries: min. 4 m, to the road regulation line: min. 6 m

For residential houses with up to 4 apartments:

- Min. 800 m² land for detached houses
- Min. 600 m² land for semi-detached houses
- Max. Floor area of the house: 240 m²
- Building plot ratio (Kig): 0.3 (detached) 0.4 (semi-detached)
- Floor space index (Kis): 0.9 (detached) 1.2 (semi-detached)
- S+P+2 (basement + ground floor + 2 floors)
- Max. Height: 10.5 m, total 12.5 m
- Distance to plot boundaries: min. 4 m, to the road regulation line: min. 6 m

For villas:

- Min. land 1500 m²
- Max. Not specified
- Building plot ratio (Kig): 0.3
- Floor space index (Kis): 0.9
- Max. Height: 9 m, total 11 m
- Distance to plot boundaries: min. 5 m, to the road regulation line: min. 6 m

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For hospitality and tourist facilities:

- Min. land 800 m²
- Max. Not specified
- Building plot ratio (Kig): 0.5
- Floor space index (Kis): 2.0
- Max. Height: 12 m, total 16 m
- Po+P+3 or Po+P+4 (basement + ground floor + 3 or 4 floors)
- Distance to plot boundaries: min. 4 m, to the road regulation line: min. 6 m

For commercial buildings:

- Min. land plot 600 m²
- Max. Not specified
- Building plot ratio (Kig): 0.4
- Floor space index (Kis): 0.8
- Max. Height: 9 m, total 14 m
- Po+P+3 or Po+P+4 (basement + ground floor + 3 or 4 floors)
- Distance to plot boundaries: min. 5 m, to the road regulation line: min. 6 m

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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Price per m²:
313 €

Average price/m² of this type
in this region:
362 €

Median price/m² of this type
in this region:
273 €

Average price/m² of this type
in Croatia:
270 €

Median price/m² of this type
in Croatia:
183 €

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