

# Land plot

## Moscenice, Kvarner



|                        |                   |
|------------------------|-------------------|
| <b>Ref</b>             | RE-AB-P-34308     |
| <b>Type</b>            | Land plot         |
| <b>Region</b>          | Kvarner > Opatija |
| <b>Location</b>        | Moscenice         |
| <b>Front line</b>      | No                |
| <b>Sea view</b>        | Yes               |
| <b>Distance to sea</b> | 300 m             |
| <b>Floorspace</b>      | 330 sqm           |
| <b>Plot size</b>       | 900 sqm           |
| <b>Price</b>           | € 350 000         |

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Extremely attractive land plot of 900m<sup>2</sup> with open panoramic views of Kvarner bay, on the underside of the local road - **with valid building permit.**

There is a valid permission to build a villa of 330m<sup>2</sup>.  
Infrastructure is nearby.

The cost of construction is estimated around 500,000 euros, so the total investment is around 800,000 eur and the finished villa on that location is guaranteed to be worth more 2.0 million.

NOTE: It is possible to buy one more land of 900 sq.m. nearby for extra 250 000 eur. Overall price would be 600 000 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.

### **Property advantages:**

Building permit

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Price per m<sup>2</sup>:  
389 €

Average price/m<sup>2</sup> of this type  
in this region:  
351 €

Median price/m<sup>2</sup> of this type  
in this region:  
250 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
187 €

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