

# Land plot

## Opatija, Kvarner



<b>Ref</b>	RE-U-25134
<b>Type</b>	Land plot
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Opatija
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	600 m
<b>Plot size</b>	3200 sqm
<b>Price</b>	€ 1 450 000

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Excellent investment land for construction of 3 buildings in the center of Opatija, with sea views!

Sale of a larger building plot above the very center of Opatija. It is a plot of land measuring 3200m<sup>2</sup>. It is meant for the construction of 3 larger buildings, each with 600m<sup>2</sup> gross floor area + terraces + garage. The buildings are planned to have a larger yard and swimming pools.

Thanks to the elevated position of the terrain, a panoramic view of the sea is offered from every point. The building land plot is located in a quiet side street above the center. Very high-quality approach, water and electricity available.

It is important to point out that the land is surrounded by a quality neighborhood, - there are also steps in the immediate vicinity that lead to the center of Opatija in 7 minutes on foot.

The drive to Opatija takes literally one minute.

One of the rare remaining land plots with a panoramic sea view of this size in the center of Opatija!

Air line to the sea and Lungomare 600 meters.

Unique offer!

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:**

Garage

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Price per m<sup>2</sup>:  
453 €

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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