

# Land plot

Lovran, Kvarner



<b>Ref</b>	RE-U-29812
<b>Type</b>	Land plot
<b>Region</b>	Kvarner › Opatija
<b>Location</b>	Lovran
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	300 m
<b>Plot size</b>	1237 sqm
<b>Price</b>	€ 1 560 000

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Gorgeous land plot in Lovran 300m from the sea, meant for luxury 40 rooms hotel!

According to the spacious plan, it is ideal for building a wonderful hotel.

Locations for hotel construction on the Opatija Riviera are extremely rare, thus we particularly emphasize this as a fantastic opportunity for investors or hoteliers operating in the Kvarner region. The fantastic position with an asphalt access road, quality neighborhood just a few steps from the sea, also offers beautiful sea views, southern orientation, and peace from the main road.

Important features from the spatial plan of Opatija:

- The maximum permitted capacity is 80 beds - 30-40 hotel rooms.
- The maximum permitted building coverage is 50%, which in this case is approximately 600m<sup>2</sup>.
- The maximum permitted utilization coefficient is 2.0, which in this case is approximately 2400m<sup>2</sup>.
- The maximum permitted number of floors is four above-ground floors (ground floor + 3 floors), or five above-ground floors, with the last floor in that case being designed as an attic.
- If the garage space is located in the basement of the building, it is not included in the building coverage!
- The basement part of the building can consist of one or two basement floors for the main purpose or accompanying facilities, including auxiliary and technical rooms, and garages, and can occupy up to 80% of the building plot area.
- The underground garage floor does not enter the residential area of the building and can occupy up to 100% of the plot area, if the roof area is landscaped as surrounding terrain.
- possibility of using the roof as a sunbathing area + roof pool.

In addition to accommodation capacity, the ground floor is intended as a reception area, restaurant, conference center, and wellness area.

The land is located near the center of Lovran, and therefore close to all accompanying facilities in the town - restaurants, shops, cultural facilities, as well as the Lungomare promenade. Walking to the sea and the first beach literally takes 3 minutes. One-minute drive by car.

The terrain is in a quiet and peaceful location. With all the infrastructure, it is important to note that the land is completely flat.

Truly a special opportunity for hotel construction on the Opatija Riviera, where finding land is particularly appreciated.

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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### Property advantages:

Garage  
Spa  
Urbanized

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Price per m<sup>2</sup>:  
1.261 €

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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