

## OPATIJA, BRSEČ- zemljište s projektom za 7 vila s panoramskim pogledom na more, Mošćenička Draga, Land



### Seller Info

Name: ReMax Centar nekretnina

First Name: ReMax

Last Name: Centar nekretnina

Company Name: ReMax Centar Nekretnina

Name:

Service Type: Selling and renting

Website: <https://www.remax-centarnekrtnina.com>

Country: Croatia

Region: Primorsko-goranska županija

City: Rijeka

ZIP code: 51000

Address: Krešimirova 12a

Phone: 0038551635350

About us: RE / MAX Real Estate Center is the largest RE / MAX franchisor in Croatia with 8 offices in the following cities: Zagreb, Rijeka, Pula, Poreč, Umag, Rovinj, Opatija and Crikvenica. For more than 12 years, Re / max Real Estate Center has been operating as a local expert in areas where it operates with over 90 sales representatives.

The company is focused on providing the highest quality and most personalized real estate buying and selling services to its clients. A reliable advisor for the Croatian real estate market, Re / max Real Estate Center is determined to maintain strict standards of excellence through continuous indicators of success in real estate sales and by supporting the value of the Re / max brand.

Reg No.: 656/2009

## Listing details

## Common

Title:	OPATIJA, BRSEČ- zemljište s projektom za 7 vila s panoramskim pogledom na more
Property for:	Sale
Land type:	Building lot
Property area:	3249 m <sup>2</sup>
Price:	843,000.00 €
Updated:	Nov 20, 2024

## Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Mošćenička Draga
City area:	Brseč
ZIP code:	51417



## Description

Description:	<p>Land for sale 3249 m<sup>2</sup> in Načinovići, between Brseč and Plomin. The land is south-facing, regular (rectangular) with a panoramic view of the sea and islands. The land is 700 m away from the sea as the crow flies, or 1 km on foot from a beautiful pebble beach. The necessary infrastructure is located next to the land, and the access road (road) has a valid building permit and would be located on the north side of the plot and serve as a connection to the main road. In accordance with urban planning conditions, a conceptual solution was made for 7 villas (6 villas of type A and 1 villa of type B) Villa type A: 120 m<sup>2</sup> gross area, designed as a two-story apartment, consisting of: 3 bedrooms, 2 bathrooms, living room, swimming pool, garden and 2 parking spaces Villa type B: 360 m<sup>2</sup> gross area with a total of 3 apartments, each apartment extends over the entire floor, and consists of: 3 bedrooms, 2 bathrooms, living room, basement, garden and 2 parking spaces (6 parking spaces in total) All facilities are designed according to the conditions of tourist accommodation to obtain 5 stars. Investment price: PRICE DESCRIPTION - land 3249m<sup>2</sup> x €260 = €843,000 - permits + access road = €100,000 - house "A" 120m<sup>2</sup> x €1250 x 6 = €900,000 - house "B" 400m<sup>2</sup> x €1250 x 1 = €500,000 = Total = €2,343,000 Sale price: PRICE DESCRIPTION - house "A" 120m<sup>2</sup> x €4,000 x 6 = €2,880,000 - house "B" 360m<sup>2</sup> x €3000 x 1 = €1,080,000 = Total = €3,960,000 Total earnings for all items is approx. €1,617,000. Ideal opportunity for investors!! ID CODE: 300421024-775</p>
--------------	--

## Additional contact info

Reference Number:	683236
Agency ref id:	300421024-775
Contact phone:	+385 91 641 7001