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*Luxury Mediterranean Villas*

  
IN THE HEART OF THE MEDITERRANEAN

July 2009

## Croatia Real Estate Market Research

### *Introduction*

Real Estate market is often the focus of Croatian public interest in the last several years. Increased public interest is a consequence of a dynamic increase in price of Real Estate where investors created the opportunity for profit.

Speeding up the process of accession of Croatia to the EU, events in the Real Estate market has become not only issue of media interest, but also a sensitive political issue.

Namely, it was provided by the stabilization and association agreement that the republic of Croatia at the beginning of the year 2009 will liberalize completely in the Real Estate market which will allow individuals who are nationals of the EU-27 to purchase Croatian Real estates without limitation.

However, the great public interest for the movement of the Real Estate market is proportional to the number and frequency of scientific research on this topic.

The aim of this work was to analyze the movement of property prices in the Primorsko-goranska county, using official data and indicators. And thus justify further investment in housing construction.

After the presentation of documentation follows the concluding part of the work in which they summarized the most important results of your analysis.



## 1. Market research of Real Estate price in Primorsko-goranska county

Statistical information which was conducted by online portal Croatia Real Estate at the level of Croatia starting from 07.2007. to 05.2009. was found out that the Primorsko-goranska county by the amount bid in the business premises and development land is located on the fifth place, and for flats and houses on the fourth place in Croatia, which thus proves that the prices are growing constantly, from month to month. In the average commercial property price is 2002 €/m<sup>2</sup>, for land 134 €/m<sup>2</sup>, apartment 2130 €/m<sup>2</sup> and for house 1800 €/m<sup>2</sup>.<sup>1</sup>

Table 1. Statistics of the average price of business premises in Primorsko-goranska county

County	Price (€/m <sup>2</sup> )
Dubrovačko – neretvanska	2855
Splitsko – dalmatinska	2260
Istarska	2246
Grad Zagreb	2144
<b>Primorsko – goranska</b>	<b>2002</b>
Šibensko – kninska	1934
Zadarska	1913
Zagrebačka	1509
Brodsko – posavska	841
Osječko – baranjska	817
Karlovačka	728
Krapinsko – zagorska	681

<sup>1</sup> [www.realestatecroatia.com](http://www.realestatecroatia.com); Statistics average price of real estate, Real estate price tends for the period from 07.2007. to 05.2009.



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Place	Price (€/m <sup>2</sup> )	Village	Price (€/m <sup>2</sup> )
Krk	2504	Baška	4633
Bakar	2500	Omišalj	3616
<b>Crikvenica</b>	<b>2453</b>	Malinska	1861
Rijeka	2006	Krk	1837
Opatija	1934	Soline	1700
Lovran	1857	<b>Crikvenica</b>	<b>2453</b>
Rab	1571	Selce	3100
Cres	1403	Rijeka	2006
Viškovo	977	Trsat – centar	2409
Matulji	823	Opatija	2310
Vrbovsko	567	Ičići	2285
Delnice	449	Rab	1571

Source: REC – RealEstateCroatia.com; price trends for the period from 07.2007. to 05.2009.

Primorsko-goranska county is recording further growth of prices of Real Estate including the business premises in which there was recorded an increase of 0,38 % (2002 €/m<sup>2</sup>), and is located on the fifth place by the amount bid in Croatia.

Table 2. Statistics of the average price of construction land in Primorsko-goranska county

County	Price (€/m <sup>2</sup> )
Grad Zagreb	287
Dubrovačko – neretvanska	245
Splitsko – dalmatinska	206
Šibensko – kninska	197
Zadarska	163
<b>Primorsko – goranska</b>	<b>134</b>
Istarska	124
Zgrebačka	117
Brodsko – posavska	43
Karlovačka	27
Krapinsko – zagorska	20
Koprivničko – križevačka	12



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Place	Price (€/m2)	Village	Price (€/m2)
Rijeka	222	Rijeka	305
Opatija	214	Opatija	284
Lovran	206	Ičići	329
Kostrena	186	Ika	297
<b>Crikvenica</b>	<b>178</b>	Volosko	270
Novi Vinodolski	162	Kostrena	195
Krk	154	<b>Crikvenica</b>	<b>178</b>
Kastav	152	<b>Dramalj</b>	<b>222</b>
Mali Lošinj	150	<b>Jadranovo</b>	<b>149</b>
Cres	139	<b>Novi Vinodolski</b>	<b>169</b>
Viškovo	107	<b>Povile</b>	<b>238</b>
Rab	99	Krk	154
Čavle	97	Porat	545
Mošćenička Draga	94	Njivice	259
Matulji	89	Malska	256
Delnice	73	Čižići	241

Source: REC – RealEstateCroatia.com; price trends for the period from 07.2007. to 05.2009.  
In Primorsko-goranska county and Istria county there was an increase of 0,75 % and 0,81 %, while in the Zagrebačkoj county there was recorded a drastic decline, from 7,69 % or 117 €/m2.

Table 3. Statistics of the average price of flats in Primorsko-goranska county

County	Price (€/m2)
Dubrovačko – neretvanska	3089
Splitsko – dalmatinska	2450
Istarska	2220
<b>Primorsko – goranska</b>	<b>2130</b>
Grad Zagreb	2054
Zadarska	1936
Šibensko – kninska	1853
Ličko – senjska	1788
Požeško – slavonska	1636
Zagrebačka	1325
Brodsko- posavska	1238
Karlovačka	1060
Krapinsko – zagorska	1027



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Place	Price (€/m2)	Village	Price (€/m2)
Opatija	3269	Volosko	3433
Mali Lošinj	2451	Opatija	3398
Lovran	2417	Ičići	3092
Mošćenička Draga	2412	Pobri	2388
Krk	2201	Ika	2376
<b>Crikvenica</b>	<b>2157</b>	Dobreć	2341
Kostena	1960	Lovran	2417
Novi Vinodolski	1845	Marčeljeva Draga	2066
Rab	1836	<b>Crikvenica</b>	<b>2272</b>
Čavle	1789	<b>Dramalj</b>	<b>2111</b>
Matulji	1759	Selce	1852
Rijeka	1745	<b>Novi Vinodolski</b>	<b>1938</b>
Cres	1641	Cres	1641
Kastav	1553	Rab	1925
Viškovo	1376	Lopar	2000
Delnice	1136	Krk	2201

Source: REC – RealEstateCroatia.com; price trends for the period from 07.2007. to 05.2009.

In Primorsko-goranska county after a prolonged fall in price of flat squares, in the period from the end of May prices flat squares re growing rapidly again, namely 0,37 % or 2130 € per square meter.

Table 4. Statistics of the average house price in Primorsko-goranska county

County	Price (€/m2)
Dubrovačko – neretvanska	2189
Splitsko – dalmatinska	1905
Šibensko – kninska	1804
<b>Primorsko – goranska</b>	<b>1800</b>
Grad Zagreb	1797
Istarska	1765
Zadarska	1524
Ličko – senjska	1327
Zagrebačka	1026
Brodsko – posavska	871
Bjelovarsko – bilogorska	862



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Krapinsko – zagorska	792
Osječko – baranjska	674
Varaždinska	663
Karlovačka	591
Vukovarska – srijemska	499
Sisačko – moslavačka	434

Place	Price (€/m2)	Village	Price (€/m2)
Kostrena	2165	Kostrena	2312
Opatija	2015	Žurkovo	2000
Rab	1987	Volosko	2983
Krk	1947	Ika	2683
Lovran	1884	Ičići	2642
Cres	1880	Opatija	2015
<b>Crikvenica</b>	<b>1876</b>	Pobri	1782
Mali Lošinj	1841	Poljane	1775
Rijeka	1699	Krk	1947
Mošćenička Draga	1549	Klimno	2375
Vinodolska općina	1484	Njivice	2369
Novi Vinodolski	1465	Baška	2279
Kraljevica	1376	<b>Crikvenica</b>	<b>1984</b>
Čabar	1375	Jadranovo	1931
Matulji	1359	Dolac Crikvenički	1928
Skrad	1276	Tribalj	2049
Čavle	1092	Rijeka	1699
Bakar	991	Pećine	3750
Brod Moravice	911	Pehlin	2206
Ravna Gora	847	Bandervo	2100
Fužine	846	Belveder	2083
Vrbovsko	776	Centar – Sušak	2030

Source: REC - RealEstateCroatia.com; price trends for the period from 07.2007. to 05.2009.

Prices of square metre of houses are rising across the country while in Primorsko- goranska county and Šibensko-kninska county has the absolute price increase of all categories of property.

Oscillations are visible in the south of the country, as well as in Zagreb and its surroundings, while the north adriatic holds much better prices with mild trend growth. Despite the increasing price of 0,17 % or 1811 euros per square meter Primorko-goranska county is on the fourth place by the amount of Real Estate prices in Croatia.

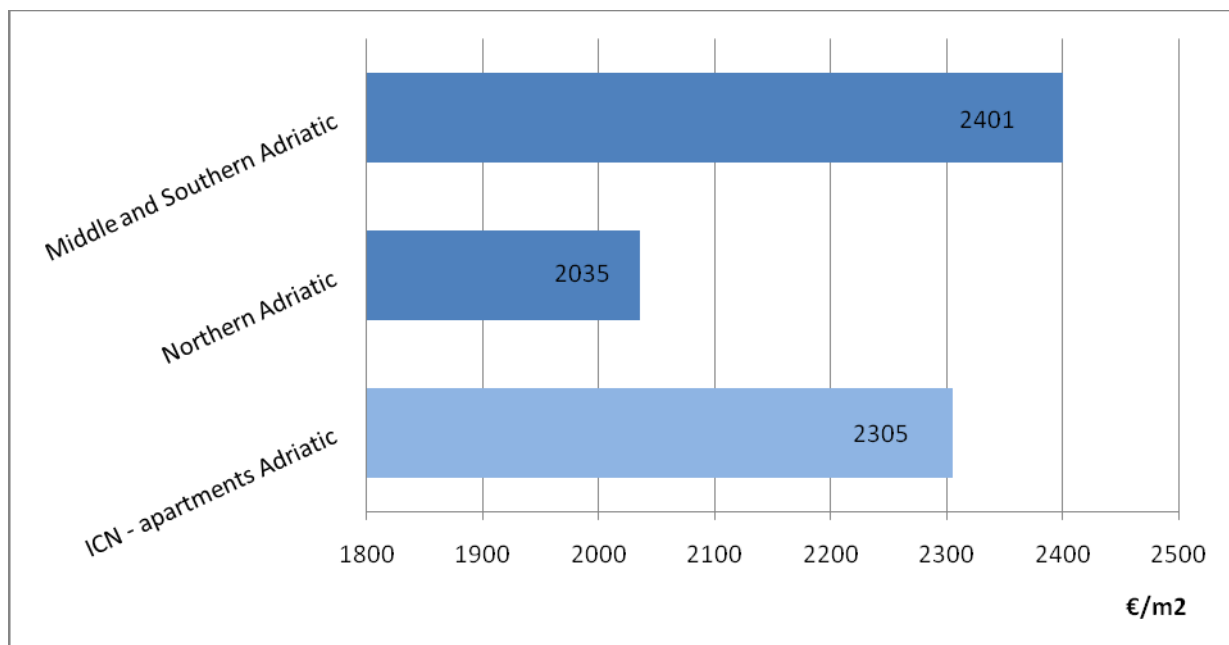


### 1.1. Research Real Estate market price method of sample northern adriatic in relation to the south adriatic

Prices of Real Estate on the adriatic coast recorded a slight growth of 1,1% compared to the previous month, while at annual level recorded growth of 1,6%. Average price for square cottages and apartments on the sea is 2110 euros/m<sup>2</sup>, which is 0,7% higher compared to the previous month. Price square house on the sea is 1622 euros/m<sup>2</sup>, which means that there was recorded growth of 1,7% compared to the previous month. The average apartment price at the seaside is higher for 0,8% compared to the previous month, and now amounts 2305 euros/m<sup>2</sup>.<sup>2</sup>

You could also notice large differences in required rates of flats in the northern and southern adriatic. Thus, for example, the average room price apartments in Crikvenica in May was 2326 euros/m<sup>2</sup>, Opatija 3668 euros/m<sup>2</sup>, while on the other side in Rovinj 3079 euros/m<sup>2</sup> and on the south, in Split 2645 euros/m<sup>2</sup>.

Graph 1. Comparison of the average required price of flats in the adriatic for the month of May 2009.



Source: CentarNekretnina.com: Real Estate price indexes for May 2009 year.

2 Internet ads Njuškalo; [www.njuskalo.com](http://www.njuskalo.com); Average housing prices in euro per square meter; sorted by county/city/municipality for april 2009.

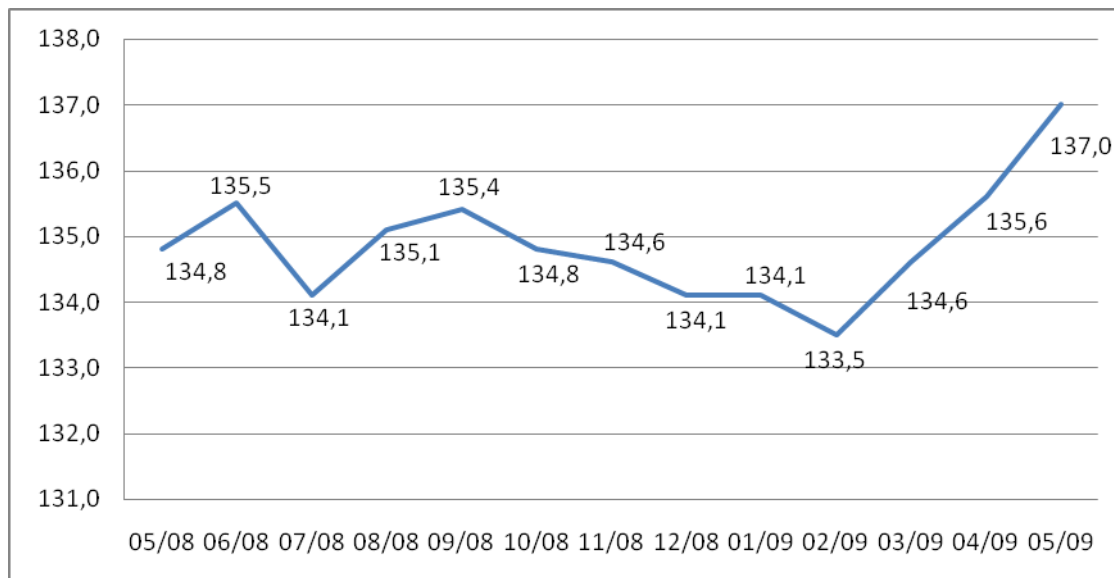


Graph is showing the average price of the requested accommodation on the Adriatic coast for the May 2009, expressed in euros per square meter.

Northern route – includes the Istrian and Primorsko-goranska county.

Mid and south Adriatic – including Zadar, Šibenik-Knin, Split-Dalmatia and Dubrovnik-Neretva county.

Graph 2. Price index of Real Estate on the Adriatic (monthly)



Source: Centarnekretnina.com; Real Estate price index for May 2009.

Since the beginning of measurements (May 2006) we are recording the increase of the requested prices of 37,0%. Wanted Real Estate prices on the Adriatic coast were, with occasional fluctuations, in constant growth, however, in the second semester 2008, there has been a price correction and the light stagnation.

In the first half of year 2009 Real Estate price index is slightly increasing again.<sup>3</sup>

What is also evident in the graph.

<sup>3</sup> Internet ads CentarNekretnine; [www.CentarNeketnine.com](http://www.CentarNeketnine.com); Real estate price index for the month of May 2009.



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According to real estate price index for May 2009 on the adriatic required real estate prices are higher for 1,1 % compared to the previous month, while at annual level grown was for 1,6 %. CenterRealEstate calculates the index price of Real Estate since May 2006, and for this calculation it was more than 193.000 requested price. As what we predicted, joining the tourist season and intense period of trading properties, the required real estate prices in the adriatic are growing. The average room price of real estate on the adriatic recorded growth of 1,1 % compared to the previous month, while in the past 12 months it was up to 1,6 %.

Since the tourist season is starting we will look at the real estate market on the adriatic coast, which is just entering into his active phase. Current year marks the grave economic situation in most countries where potential buyers of properties in the adriatic are coming from, therefore remains to see how it will affect sellers of the real estates. At the time of recession there are usually required houses (mostly Istrian villas) and apartments (luxury apartments) and the buyers are mostly foreigners who find the adriatic coast as a quality investment.

We believe that the property market in the adriatic has room for additional growth as it will be Croatia's entry into NATO and the expected EU accession will bolster the reputation of Croatia in the world, to increase its recognition on the global levels, and favorable impact on the safety of operations and purchase of real estate as one of the main factors that are taken into account when purchasing real estate abroad.

We expect that the trend correction started at the end of 2008 will continue in the month of June 2009, while on the adriatic required real estate prices continue to record slight growth. Price difference of property, depending on the location and condition of real estate will continue to be present.

According to the advertisement [www.njuskalo.hr](http://www.njuskalo.hr) we understand that real estate prices in euro per square meter are not falling down but they recorded a slight increase of 1,1 %, which is already shown in previous graphs of online advertising [www.CentarNeketnine.com](http://www.CentarNeketnine.com) where it can be seen that the price rise in May compared to the month of April this year, 2009.

Online ads [www.njuskalo.hr](http://www.njuskalo.hr) conducts monthly statistics of the average property prices for flats and houses sorted by counties/ cities / municipalities in order to give financial picture the of events in the real estate market. From the attached table we understand that real that real estate prices continue to increase prices of property in Primorsko-goranska county.



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Table 5. Average housing prices in euro per square meter sorted by counties / cities / municipalities.

COUNTY / CITY / MUNICIPALITIES	LOW PRICE €/m <sup>2</sup>	HIGH PRICE €/m <sup>2</sup>	AVERAGE PRICE €/m <sup>2</sup>
<b>PRIMORSKO-GORANSKA COUNTY</b>	<b>703</b>	<b>9615</b>	<b>2005</b>
- CRIKVENICA	1144	5000	2326
- Crikvenica (Kačjak)	1144	5000	2405
- Dramalj	2063	2143	2103
- Jadranovo	1455	2119	1714
- Selce	1556	4609	3082
- OPATIJA	1747	9615	3926
- Opatija	1747	9615	3668
- Volosko	3600	4769	4185
- Ičići	3457	3457	3457
- Pobri	2045	3376	2711
- KRK	919	3679	2156
- Punat	1600	3000	2505
- RIJEKA	909	3438	1789
- Bulevard	1532	2809	2169
- Pećine	2194	2194	2194
- Stari Grad	1390	3438	2036
- Trsat	1857	2424	2205
<b>ISTRIA COUNTY</b>	<b>676</b>	<b>5556</b>	<b>1715</b>
- Marčana	2385	2385	2385
- Novigrad	1519	4179	2114
- ROVINJ	1418	5556	2475
- Rovinj	1418	5556	3079
- Rovinjsko selo	1493	2250	1871
- UMAG	1686	3650	2316

SPLIT – DALMATIA COUNTY	799	7317	2077
- BAŠKA VODA	2550	2550	2550
- HVAR	3308	3308	3308
- SPLIT	1146	7083	2645
- Bačvice	2141	4070	2979
- Bol	1988	3239	2429

Source: www.njuskalo.hr; average prices of flats.

According to data from the online advertising sniffer average prices of flats in Primorsko - goranska county in relation to the Istrian and Split – Dalmatian county is on second place by the average price, while by the highest price they are occupying the first place. Real estate prices in Primorsko – goranska county are growing rapidly from month to month, and by that they are rising on the scale by the amount of real estate prices in Croatia.

Table 6. Average house prices in euro per square meter sorted by counties / cities /municipalities

COUNTY / CITY / MUNICIPALITY	LOW PRICE €/m2	HIGH PRICE €/m2	AVERAGE PRICE €/m2
<b>PRIMORSKO-GORANSKA COUNTY</b>	<b>200</b>	<b>10500</b>	<b>1791</b>
- CRIKVENICA	485	3583	1534
- Crikvenica	485	3583	1877
- Dramalj	1111	1900	1416
- Jadranovo	1405	1686	1508
- Selce	1000	1667	1333
- OPATIJA	3184	10500	5723
- Opatija	4286	10500	8262
- Volosko	3184	3184	3184
- Ičići	859	5900	3510
- Pabri	1203	2500	1851
- KRK	480	6429	2008
- Punat	1387	4656	3022
- RIJEKA	944	5000	1745
- Bulevard	1423	1733	1578
- Pećine	3636	5000	4318
- Trsat	2200	2200	2200



<b>ISTRIA COUNTY</b>	<b>193</b>	<b>6364</b>	<b>1387</b>
- Fažana	1136	5618	2391
- Novigrad	1700	3000	2259
- ROVINJ	1152	5333	2394
- Rovinj	1152	5333	2499
- Rovinjsko selo	1556	3023	2289
- UMAG – Savudrija	3071	3071	3071
<b>SPLIT – DALMATIA COUNTY</b>	<b>395</b>	<b>10204</b>	<b>1866</b>
- BAŠKA VODA	1280	3000	2393
- HVAR	479	3356	2334
- SPLIT	1125	4795	2299

Source: [www.njuskalo.hr](http://www.njuskalo.hr); average houses prices.

According to data from the online advertising sniffer average house prices in Primorsko – goranska county in relation to the Istrian and Split – Dalmatian county is on the second place by the average price, while the highest price is occupying the first place. The same situation is with the average house price in Opatija, constant rise of houses prices in Opatija in relation to the amount of property prices in Croatia.

Real estate prices are holding its high price since 2005. There was no price lowering in the area of Opatija and Crikvenica riviera, but the prices of apartments per square meter increased. Flats and apartments on the Crikvenica riviera, are moving in scale from 1700 to 2000 – 3500 euros per square meter. Interest, especially the continental part of Croatia for this area traditionally has been great, so you can say that the place Crikvenica is like a measure for Croatian people. Prices of houses are moving from 1300 – 2000 euros per square meter, while the hinterland can surprise affordable prices, and the center of the excellent locations and reaches highest 4000 euros per square per meter.<sup>4</sup>

Today, on the basis of research that we conducted through a dozen real estate agency in the area of Primorsko – goranska county, near Crikvenica, we can conclude that the price of apartments varies, but the prices are growing from month to month, and are moving from 2000 to 5000 euros per square meter, which is evident from the table, while all depends primarily on the location.

4 Real Estate Agency - Berlin Immobilien Opatija.



But land prices are moving from below 100 euros per square meter and even more, even up to 1000 euros per m<sup>2</sup>. Unlike the apartments, houses and business premises land price is measured primarily by the location, then by obtained documentation (building permits), and the types of land which is one of the important factors.

According to forecasts agencies and their services can conclude that there has been a stratification of flats on the quality and poor quality flats. What tells us that the flats which are high quality and exceptional location near the sea will keep its high price and the price at such locations will always grow.

According to the data portal [crozilla.com](http://crozilla.com) greatest interest for the purchase of land is shown by Germans. The flats are on average eight times more expensive than building land, the data shows a web portal for real estate and tourism [crozilla.com](http://crozilla.com).

According to advertisements published on this portal, the average price of square meter apartment in the Primorsko – goranska county is 2005 euros per square meter, while the square building land is on average 230 euros per square meter. Similar to the ratio of prices in other croatian cities.

Otherwise, the greatest demand for industrial land is in Primorsko – gotarska county and Dubrovnik – neretva county, Zadar, Zagreb city and Zagreb county. The biggest demand is for parcels from 600 to 2000 m<sup>2</sup>, which are mostly used for construction of residential buildings.

Price of building land, which is not surprise depends primarily on its location, traffic connections, size and other characteristics, and a factor in determining the price certainly is possible and already finished building permit.<sup>5</sup>

We can conclude that on the basis of research that are conducted online classifieds [www.CentarNeketnine.com](http://www.CentarNeketnine.com), [www.njuskalo.hr](http://www.njuskalo.hr), [www.crozilla.com](http://www.crozilla.com), agency Berlin Immobilien Opatija that price will grow in all types of real estates, it is important to mention that at the arrival of summer season prices are growing. According to all the researches we have come to conclusion that real estate prices will be growing when Croatia entry into the EU. Today the real estate prices have increased by facilitating the purchase of property of citizens of the EU as natural persons, and a way that opened the door to sales of all types of real estate.

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5 Internet ads for real estate; Crozilla.com ([www.crozilla.com](http://www.crozilla.com)).



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## 2. Offers in relation to demand in Primorsko – goranska county

The beauty of the adriatic is indisputable, but the big problem that poses is the lack of quality and luxury apartment and hotel accomodation that would attract elite guests. The Croatian coast of adriatic sea is recognized in the world as an attractive and irresistible, and the spanish edition of respectable magazine Conde Nast Traveler recently sharped in competition with the greek islands and Corsica, Puerto Ricom and Mauricius and so the prize awarded "islands of the croatian adriatic".

However, the world, as well as local experts are warning of chronic shortage of luxury apartments and villas for rent, and even more lack when talking about the luxury real estate for sale.<sup>6</sup>

Frequent gueries are about how to buy a luxury villa or a apartment on the sea, but in the real sense of the word they actually do not exist. The current bid is not at the level that would attract the worlds high elite – payment of power, although the interest was and still is, regardless of their financial situation today, particularly for the purchase of the whole island on the adriatic.

Due to the impossibility of building on small inhabited islands, which are particularly interesting to reach world, has not implemented any such transaction – stipulate agent who see the problem not only in the absence of large land, but in the bad equipment of villas and apartments that can be found on the market. Location by the sea, stone terrace and swimming pool are not today what the world is called luxury.

In fact, todays wealthy buyers are looking for modern architectural and design solutions, large erase with a sea view with private pool or jacuzzi, sauna and fitness, with special emphasis on security and privacy.

Dubrovnik tourist and elderly ladies in Opatija, Ičići, Lovran, Crikvenička riviera that is balm for the eyes of the russian rich world when it commes to apartments and houses, but because of recent market development when they built their individual buildings, there are no enough high – quality luxury apartments to offer. Individual development of the real estate market has been facilitated to achieve a true luxury, especially not one which would include bringing serious hotel chain. On the Kvarner region the situation is changing by making a series of regional plans to create conditions for the development of larger projects and building complexes.

Since the demand dictates the pace of bidding, the owners of residential premises and those who wish to become that obviously are willing to invest, and from 4000 up to 10.000 euros per square meter for square apartments or houses, you may feel much better in Opatija,

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6 Croatian journal - Jutarnji.hr; Boba Blašković, date posted: 06.05.2009.



Volosko, Pećinama, Crikvenici, Rovinju, Splitu, Dubrovniku and the densely populated city of Zagreb, where the major part of potential customers are Russians.

By checked informations that we have previously stated in the tables we come to the conclusion that the prices of apartments per square meter in Opatija and Crikvenica riviera range from 2500 to 3500 euros, and it is not a new building for the flats which are positioned on the top sites. In Opatija you pay only sites over 2000 euros per square meter, while the new building has much higher cost of more than 4000 euros per square meter. New built residential buildings in Opatija, two years ago, was selling for 3500 euros per square meter and today the price is rising by considerably more, and it reaches high of 10.000 euros/m<sup>2</sup>.<sup>7</sup>

Square meter apartment in the elite locations in the coastal region (Opatija, Crikvenička riviera, Istria and Dalmatia) reaches more than 4000 euros per square meter, while demand continues to grow. As we already mentioned that there is almost none luxury building, there are a few properties that might be called a luxury building and that is Villa Arentz on Volosko owned by Slovenian investors, Mr. Raisman, which is built on top location facility with 30 flats in modern architectural style luxury building. A price per square meter ranges from 6000 to 10.000 euros/m<sup>2</sup>.

When we mention high-payment customers we can say that in the Primorsko-goranska county this are Russians, they buy everything that is interesting for their eye.

Center for real estate research implements the real estate market, beginning 2006 until May 2009 through hundreds of agencies to get results that would show which customers will mostly buy properties on the Adriatic.<sup>8</sup>

Research has proved from the previous transactions that are done until today that Russians are the most interested.

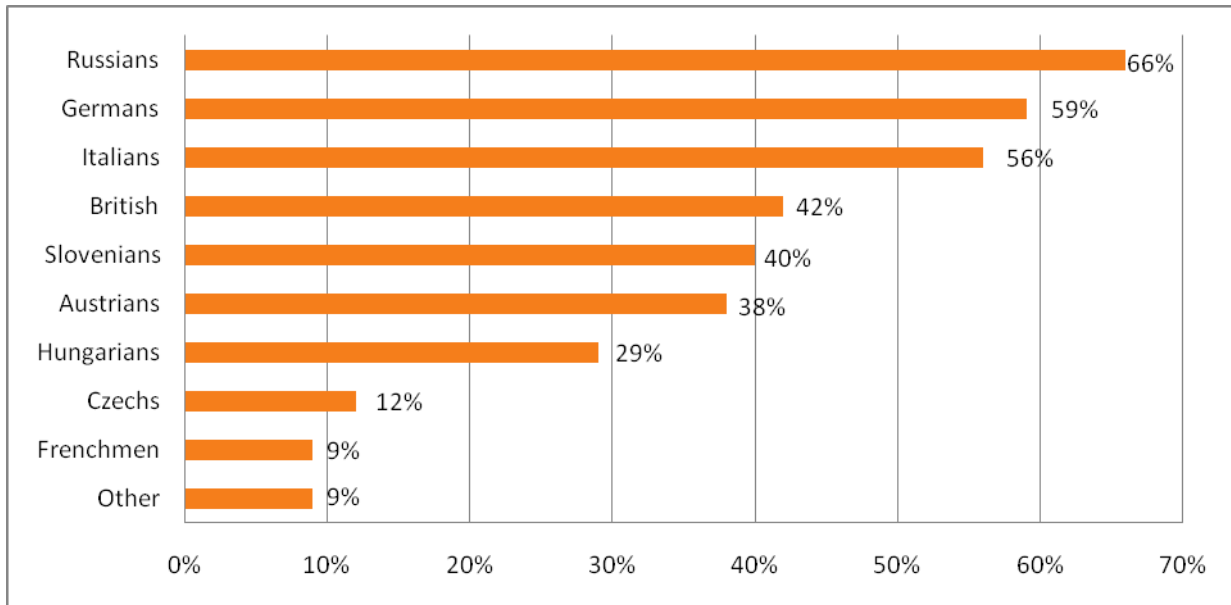
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<sup>7</sup> Vila Carmen Opatija.

<sup>8</sup> Internet ads for real estate; [www.centarnekretnine.com](http://www.centarnekretnine.com); Research on the open market to the EU.



Graph 3. Which citizens will mostly buy property?



Graph shows the opinion that the croatian real estate will greatly be bought by Russians (66% of respondents), Germans (59%) and Italians (59%). In a lesser extent, as potential buyers have submitted Czech (12%) and French (9%).

According to the online advertisement [www.centarNeketnine.com](http://www.centarNeketnine.com) we understand that foreigners mostly buy property in the middle and north adriatic, some of them for further investments, and the other for the vacation.



## Conclusion

The aim of this work was to analyze the movement of prices of real estate in Primorsko-goranska county using official data and indicators.

The purpose of conducting the analysis of movement of property prices was the intention of determining the actual movement of property prices in the area of Primorsko-goranska county in accordance with approved data and indicators.

According to all statistical data and their indicators it can be concluded that the prices of all types of properties are growing from month to month, and that we are not expecting drastic price reduction. There has already been a stratification of flats on quality and poor quality flats which tells us about that price of all types of properties mainly depends on locations and only locations. When we are looking at the construction of housing – apartments, price depends on the location and quality of construction, and for home and business premises and land, important is relevant locations and whether the documentation is obtained and if there is a building permit.

After detailed researches, analyzing the official data about the research of real estate price in Primorsko-goranska county we might conclude that this is the time of investment capital to purchase real estate because they are always at the cost and you could only have benefit if you invest in them. Especially investments in the construction of elite housing accommodation because you can't find them on the market and the demand for them is great.

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