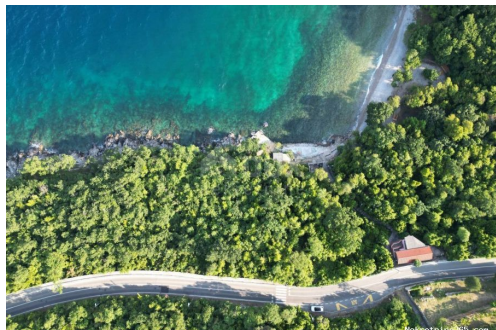


OPATIJA, MEDVEJA- građevinsko zemljište 1. RED DO MORA!!! 2350m2  
za hotel/ boutique hotel/ motel/ apartmane/ ville/ kuće za iznajmljivanje - odmor  
s bazenom, Lovran, Land



#### Seller Info

Name: Agencija Dux nekretnine  
E-mail: info@dux-nekretnine.hr  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not

done until we see a smile on the faces of clients. And even then because we like to stay in touch even after the contract is signed - because our mission is more than just a job.

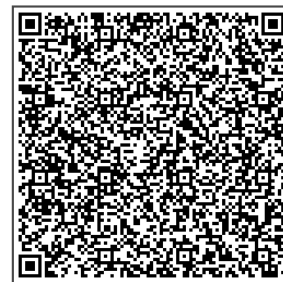
## Listing details

### Common

Title:	OPATIJA, MEDVEJA- građevinsko zemljište 1. RED DO MORA!!! 2350m2 za hotel/ boutique hotel/ motel/ apartmane/ ville/ kuće za iznajmljivanje - odmor s bazenom
Property for:	Sale
Land type:	Building lot
Property area:	2350 m <sup>2</sup>
Price:	1,780,000.00 €
Updated:	Jun 25, 2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Lovran
City area:	Medveja
ZIP code:	51415



### Permits

Ownership certificate:	yes
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### Description

Description:	<p>OPATIJA, MEDVEJA - building land 1ST ROW TO THE SEA!!! 2350m2 for hotel/ boutique hotel/ motel/ apartments/ villas/ houses for rent - vacation with swimming pool The land is located right next to the sea. The configuration of the terrain is slightly downhill in one part, but there are also several falling cascades. The field is located in a quiet and peaceful position and right next to the paved road. All utilities to the field. The future built property on this plot would have a panoramic open view of the sea, the entire Kvarner Bay and the islands even from the ground floor! Property from which you can walk to the sea and the beach literally in 5 seconds! PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL!!! A good opportunity for investors who are engaged in the construction of hotels/boutique hotels/motels/apartments/villas/houses for rent - vacation with swimming pool</p> <p>MEDVEJA: Located on the sea at the foot of the green Učka mountain, Medveja is a true paradise for nature lovers in the immediate vicinity of Opatija. It is surrounded by the lush greenery of indigenous Mediterranean vegetation and</p>
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offers numerous trails for hiking and mountain biking, and is an ideal destination for lovers of active vacations. Medveja is also an excellent choice for a family vacation: it is located in the immediate vicinity of a long pebble beach, one of the most beautiful in the Kvarner area. Many are of the opinion that the famous long pebble beach is one of the most beautiful sights on the Adriatic coast; it radiates a special beauty and is a place where lasting memories are made. The beach in Medveja is suitable for families and offers various entertainment options – swimming, diving, boating and parasailing. There are also a large number of restaurants, bars and cafes on it. It is a place where you can really enjoy it for a long time. Far enough away from the bustling city bustle, Medveja is the right solution for relaxation and offers everything you need for a carefree vacation - comfortable accommodation, excellent restaurants, bars and shops. But if you decide to go out, don't worry - everything is within reach on the Opatija Riviera. We are a few kilometers away from Mošćenička Draga, Lovran and Opatija.

**WHAT TO SEE AND DO IN MEDVEJA** Long pebble beach Water sports - diving, boating and parasailing Učka Mountain / Učka Nature Park Hiking, mountain biking and other outdoor sports Camping Sightseeing in Opatija, Lovran and Mošćenička Draga Enjoying gastronomic delicacies Nightlife in bars on OPATIJA beach: Opatija, a beautiful coastal town located on the Adriatic Sea, is a famous tourist destination for tourists from all over the world. The city is surrounded by beautiful nature, at the foot of the Učka mountain. Real estate in Opatija offers a priceless view of the sea and the surrounding islands of Krk and Cres. Opatija is surrounded by charming small towns with old houses located in narrow streets rich in history. The streets of the city of Opatija are made up of properties that stand out with their specific architecture and villas that date from the Habsburg period. A large selection of beaches, crystal clear sea and various tourist services are the key factors that make Opatija a perfect tourist destination recognized by neighboring countries as an excellent investment choice. Real estate prices in this area are rising, rental occupancy is excellent, which has resulted in a return on investment of 5% to 10% and attracting foreign investors. Dear clients, the agency commission is charged in accordance with the General terms and conditions of business: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) Dear potential buyers, tenants and lessees, viewing the property that you are interested in and in which you have an interest is possible only and exclusively with the signing of the Real Estate Brokerage Agreement, for the purpose of protecting the owner of the property from visits by unregistered persons, and in accordance with the Data Protection Act and the Real Estate Brokerage Act. When viewing each property, the potential buyer/lessee/lessee is required to fill out and sign the Real Estate Brokerage Agreement, which states the following: - basic information about the potential buyer/lessee/lessee - basic information about the agency - the amount of the agency commission The agency commission for the buyer is 3 % (+25% VAT) of the total agreed purchase price. The agency commission for the lessee is one monthly rent (+ 25% VAT). ID CODE: 21848

## Additional contact info

Reference Number: 493386  
Agency ref id: 21848