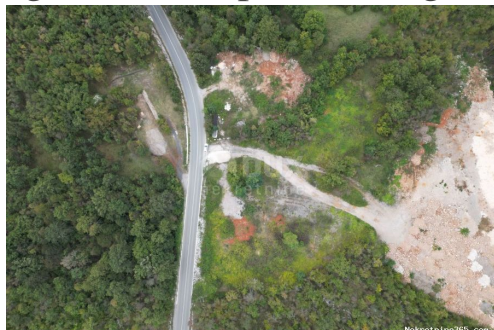


MATULJI, JURDANI, MALI BRGUD- građevinsko zemljište 17065m2 (9000m2 građevinsko) stambenu zgradu– stanove ili poslovno- stambenu zgradu/ halu/ poslovnu zgradu/ suhu marinu/ otvoreno skladište, Matulji, Land



#### 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.

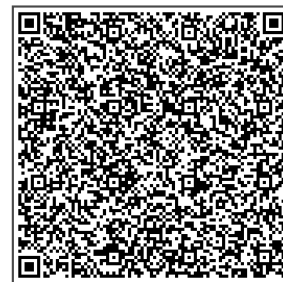
## Listing details

### Common

Title:	MATULJI, JURDANI, MALI BRGUD- građevinsko zemljište 17065m2 (9000m2 građevinsko) stambenu zgradu- stanove ili poslovno- stambenu zgradu/ halu/ poslovnu zgradu/ suhu marinu/ otvoreno skladište
Property for:	Sale
Land type:	Building lot
Property area:	17045 m <sup>2</sup>
Price:	853,000.00 €
Updated:	Nov 13, 2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Matulji
City area:	Mali Brgud
ZIP code:	51211



### Permits

Ownership certificate:	yes
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### Description

Description:	MATULJI, JURDANI, MALI BRGUD - building land 17065m2 (9000m2 building) residential building - apartments or business - residential building / hall / business building / dry marina / open warehouse The land is located in the business zone of Mali Brgud. The area of the entire land is 17,065 m2, of which: - approx. 4,000 m2 is in the construction zone for the construction of residential houses, - approx. 5,000 m2 in the business zone for business purposes for the construction of business halls, and - approx. 8,000 m2 of terrain is in the so-called buffer zone between the residential and of the business part, and may only be used as an open warehouse, dry marina and the like. The field has 2 access roads each at the opposite end of the field, one access road is from the main road while the other is from a side road. Excellent infrastructure in a radius of 250 to 750m: exit/entrance to the bypass, bus station, post office, bank, sports center, clinic, pharmacy, restaurant, school, kindergarten, gas station... The terrain is completely flat in configuration. The land is located in a quiet and peaceful position and right next to the paved road on both access roads. All utilities to the field. Clean and tidy
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property. The terrain is mostly cleared and ready for construction. A good opportunity for investors who are engaged in the construction of residential buildings - apartments or commercial - residential buildings / halls / commercial buildings or for a dry marina / open warehouse. 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: 24725

### Additional contact info

Reference Number: 529766  
Agency ref id: 24725  
Contact phone: +385 91 270 3979